

# Croydon Local Plan: Strategic Policies (Partial Review)

## **Proposed Submission Consultation**

Public consultation in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012  
5 September – 17 October 2016

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# 0.About the Croydon Local Plan: Strategic Policies (Partial Review) (Proposed Submission) consultation

## Why undertake the Strategic Policies (Partial Review)?

**0.1** The programme for the Croydon Local Plan anticipates adoption in late 2017 and at that point the Croydon Local Plan: Strategic Policies would have less than 15 years life left (as the Strategic Policies only extend to 2031). It is a plan making requirement for the Council to have a 15 year up to date strategic plan to sit alongside the Croydon Local Plan : Detailed Policies and Proposals, which is being produced to the same programme as the Croydon Local Plan: Strategic Policies (Partial Review)

**0.2** In addition the Mayor of London has adopted the London Plan, 2016. which increases the borough's housing requirement from 1,330 per annum to 1,435 per annum. Adoption of this requirement by the Mayor has rendered the existing housing requirements in the Croydon Local Plan: Strategic Policies obsolete. This combined with the importance of extending the life of the Croydon Local Plan: Strategic Policies gave rise to the need for the Croydon Local Plan: Strategic Policies (Partial Review).

**0.3** The primary focus of this partial review is the revision of Policy SP2 (Homes) to reflect the Further Alterations to the London Plan and updated evidence on the need for homes, Gypsy and Traveller pitches and affordable housing.

**0.4** The Croydon Local Plan: Strategic Policies (Partial Review) also provides an opportunity to update a small number of other policies to reflect new evidence and how the Croydon Local Plan: Strategic Policies have operated since adoption in April 2013. These additional policy areas include the need for industrial and employment provision, a move from Local Areas of Special Character to Local Heritage Areas and protection of community facilities, including public houses.

## Using and commenting on this document for consultation

**IMPORTANT – Please note that only the tracked changes are subject to consultation and that comments received on any other parts of the Croydon Local Plan: Strategic Policies will not be accepted as they remain adopted and unchanged.**

**0.5** The Key Diagram and other maps have been amended to include the consequential changes outlined in this partial review. The changes to the Policies Map that would arise from this Partial Review of the strategic policies and from the Croydon Local Plan: Detailed

Policies and Proposals has been published as part of this consultation. Where the Partial Review of the Strategic Policies would result in a change to the Policies Map this is incorporated in the **Proposed Submission Policies Map** and highlighted in the text. **The Croydon Local Plan: Strategic Policies (Partial Review) should be read alongside the Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission) to understand in full the planning policy, land use and allocations being consulted on.**

**0.6** Please refer to the table below for a summary of the Policies that have been changed as part of this Partial Review of the Strategic Policies. Associated Tables, Figures and text should also be referred to. Please note that the time period of the Local Plan is changed throughout the document from 2031 to 2036

**Table 0.1- Summary of Policy Changes of the Partial Review- note that associated Tables, Figures and text should also be referred to**

Page	Chapter	Paragraph	Policy	Subject
	3	-	SP1.3	Growth
	3		-	Key Diagram
	4		SP2.2	Quantities and Locations
	4		SP2.3-2.6 inclusive	Affordable homes
	4		SP 2.7	Mix of Homes by Size
	4		SP2.8	Quality and Standards
	4		SP2.9	Gypsies and Travellers
	4		SP3.2, 3.4 and 3.5	Innovation, Investment & Enterprise
	4		SP3.13	Town Centres

**Table 0.1- Summary of Policy Changes of the Partial Review- note that associated Tables, Figures and text should also be referred to**

	5		SP4.13	Character, Conservation and Heritage
	5	5.38, 5.43	SP5- supporting text only	Health and Wellbeing -revision to uses classified as community facilities, amendment to supporting text on burial grounds
	6		SP6.3	Sustainable design and construction
	6		SP6.4	Flooding ,urban blue corridors and water management
	6	Table 6.1	SP7- Table only	Green Grid – revision to designations of Green Belt , Metropolitan Open Land
	6		SP8.9	Sustainable travel choice-updated to include Transport for London's and Network Rail proposals including Brighton Main Line upgrade
	7		The Places of Croydon	Updated to reflect location of proposed Neighbourhood Centres and sites for specific uses identified in the Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)

**Table 0.1- Summary of Policy Changes of the Partial Review- note that associated Tables, Figures and text should also be referred to**

	Appendix 1-		Glossary	<p>Definitions added of Community facilities, Evidence Base, National Technical Standards, Neighbourhood Centres</p> <p>Criteria added for Local Designated Landmarks, Views and Croydon Panoramas, Local Heritage Areas, Locally Listed Buildings, Locally Listed Parks and Gardens.</p> <p>Out of date references and organisation names and legislation corrected or removed.</p>
	Appendix 2		Delivery Matrix- SP1,SP2,SP3, and minor changes to other policies	Updated to reflect proposed changes to the Strategic Policies, names of organisations and dates for delivery
	Appendix 3		Monitoring framework SP1,SP2,SP3,SP6	Updated to reflect proposed changes to the Strategic Policies
	Appendix 4		Saved Unitary Development Plan policies	Updated to identify saved UDP policies already replaced and those that will be replaced by the Local Plan in 2017
	Appendix 5		Heritage assets in Croydon	Updated the lists of Local Heritage Areas,, Local Designated Landmarks,, Croydon Panoramas and Local Designated Views

**Table 0.1- Summary of Policy Changes of the Partial Review- note that associated Tables, Figures and text should also be referred to**

	Appendix 6		Croydon Local Plan: Strategic Policies evidence base	Updated to include the current supporting evidence
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Commenting on this document

**0.7** The Croydon Local Plan: Strategic Policies (Partial Review) (Proposed Submission) is being published for a six week consultation period. During this consultation the Council is seeking your views on the proposed revisions to the Strategic Policies Preferred and Alternative Options presented in this consultation document.

**0.8** For each proposed change to the adopted Strategic Policies the Council is asking you to answer the questions a) to g), but comments can be submitted on any of the tracked changes:

**Key Questions**

a) Do you think that the Partial Review of strategic policies meets the objectively assessed development and infrastructure requirements of Croydon (and the unmet need of neighbouring authorities) as far as it is sustainable and reasonable to do so?

b) Do you think that the Partial Review of strategic policies is the most appropriate for Croydon to help us meet our Strategic Objectives set out in section 3?

c) Do you think that the Partial Review of strategic policies is deliverable?

### Key Questions

d) Do you think that the Partial Review of strategic policies enables the delivery of sustainable development in accordance with the policies of the National Planning Policy Framework?

e) Do you think that the Partial Review of strategic policies has been prepared in compliance with the relevant legislation and regulations?

**0.9** Any comments should be received by the Council by midnight **17 October 2016**. 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: Strategic Policies (Partial Review)  
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# Foreword

Councillor **Alison Butler – Deputy Leader Statutory - Cabinet Member for Homes, Regeneration & Planning** & **Councillor Paul Scott – Chair of Planning Committee & Deputy Cabinet Member for Planning**

The Croydon Local Plan: Strategic Policies Partial Review (CLP1.1) is the most important planning policy document for the borough and provides an exciting and deliverable vision for Croydon up to 2036. It sets a proactive framework for the planning and management of development in the borough over that period; and it will continue to serve as the foundation for planning decisions and a range of other planning documents, in particular the Croydon Local Plan: Detailed Policies and Proposals (CLP2). This Council believes in people focussed planning, setting out a vision from your doorstep, to your street, your local area, your neighbourhood and beyond.

CLP1.1 has ‘Ambitious for Croydon’ enshrined in the overall vision, objectives and policies to ensure Croydon continues to be an attractive and thriving place for all who live, work and visit. Most importantly, increasing the supply of homes through sustainable growth (together with affordable homes), and the renewal and regeneration of the borough’s District Centres and the Croydon Opportunity Area. The Council’s Growth Zone is essential to the whole borough and will benefit from the planning framework set out in CLP1.1 that allows for development that underpins the Growth Zone and plans for the infrastructure the Growth Zone will deliver with partners. CLP1.1 is the Council’s planning and spatial expression of Croydon’s Community Strategy with ambitious placemaking, making a great place to live, work and learn and one of opportunity for everyone.

CLP1.1 encourages sustainable development, including sustainable growth of the suburbs, to make sure that we have the homes, shops, jobs, schools, health, leisure and other essential facilities and infrastructure we need across the borough. CLP1.1 also includes policies relating to conservation of our heritage, natural and built environments, and the local distinctiveness that makes the 16 Places of Croydon and our neighbourhoods so special. Neighbourhood centres are identified to flourish and perform a very local role in supporting existing and future communities in daily life. Culture the arts and leisure and sport also play an important part in our vision for the future, as well as the need to create a healthy environment.

We are pleased that the Croydon Local Plan: Strategic Policies Partial Review has been endorsed by the Council’s Cabinet for publication prior to its proposed submission to the Planning Inspectorate for its independent examination in public. We would welcome your comments on the Partial Review and we are sure your engagement will deliver a better Plan and a borough we can all be proud of. The formal publication period for comment commences on 5 September 2016 and concludes on 17 October 2016.

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# How to use this Document

This report is broken down into 8 sections with a Glossary and Appendices at the back. **Section 1**, the introduction, sets out the context and purpose of the Croydon Local Plan: Strategic Policies. **Section 2** sets the scene and looks at the borough’s historical context, demographic factors, the regional context and drivers for change. **Section 3** lays out Croydon’s overarching long term spatial vision, accompanying strategic objectives, the overarching Places of Croydon policy and the Key Diagram. **Sections 4, 5, and 6** set out the thematic strategies that will ensure delivery of the strategic objectives and realisation of the spatial vision. These sections are broken down by a series of headings phrased as statements: ‘Where we want to be’, ‘How we are going to get there’ (this is where the strategy and policies are set out), ‘What it will look like’, and ‘Why we have taken this approach’. See below for more information on how to use and interpret these sections. **Section 7** shows what each of the policies will mean for the 16 Places of Croydon, setting out the Places vision, summarising the opportunities and constraints and the changes that can be expected to take place up to 2031-2036. Finally **Section 8** explains how the policies proposed will be delivered. This is closely linked to the Infrastructure Delivery Plan, which in comprehensive detail outlines how infrastructure required to support the Strategic Policies will be delivered. This section also links to the Monitoring Framework for the Croydon Local Plan: Strategic Policies to measure the effectiveness of the policies. It also refers to the Saved Policies of the Unitary Development Plan to be superseded by the Croydon Local Plan: Detailed Policies and Proposals.

## Thematic Policy/Place

### Where we want to be

This looks at the key issues and priorities; it articulates the issues and strategic objectives needed to contribute to the delivery of the overall spatial vision, Croydon’s Sustainable Community Strategy priorities and the desired policy direction.

### How we are going to get there

This sets out the proposed policies for achieving the strategic objectives. The Croydon Local Plan: Strategic Policies

sets the strategic planning policies that provide the opportunity for the production of Neighbourhood Plans. This will enable communities to influence the planning of their Place, in conformity with Strategic Policies.

### What it will look like

This shows the spatial elements of the thematic policy.



### Why we have taken this approach

Here we set out our reasoned justification for the policy citing evidence and rationale.



# Contents

<b>1. Introduction</b>	<b>915</b>
The Croydon Local Plan: Strategic Policies	915
<b>2. Setting the scene</b>	<b>1147</b>
Historical context	1248
Croydon in 2011	1349
Croydon in the wider sub-region	1524
<b>3. We are Croydon</b>	<b>1622</b>
Past Visions	1723
Imagine Croydon	1723
We are Croydon	1723
The Croydon Local Plan: Strategic Policies' Spatial Vision	1824
Strategic Objectives	2026
The Places of Croydon	2127
Policy SP1: The Places of Croydon	2127
The Places of Croydon	2228
Key Diagram (What it will look like)	2430
<b>4. A Place of Opportunity</b>	<b>2534</b>
Homes	2632
Policy SP2: Homes	2733
Employment	4148
Policy SP3: Employment	4249
<b>5. A Place to Belong</b>	<b>5563</b>
Urban Design and Local Character	5664
Policy SP4: Urban Design & Local Character	5765
Community Facilities and Education	6674
Policy SP5: Community Facilities	6775
<b>6. A Place with a Sustainable Future</b>	<b>7384</b>
Environment and Climate Change	7482
Policy SP6: Environment and Climate Change	7583
Green Grid	8492

Policy SP7: Green Grid.....	8593
Transport and Communication .....	9098
Policy SP8: Transport and Communication .....	9199
<b>7. The Places of Croydon .....</b>	<b>103409</b>
Addington .....	104410
Addiscombe.....	106412
Broad Green and Selhurst.....	108414
Coulsdon .....	110417
Croydon Opportunity Area.....	112419
Crystal Palace and Upper Norwood .....	115422
Kenley and Old Coulsdon.....	117424
Norbury.....	119426
Purley .....	121428
Sanderstead.....	123430
Selsdon .....	125432
Shirley .....	127434
South Croydon .....	129436
South Norwood and Woodside.....	131438
Thornton Heath .....	133440
Waddon.....	135443
<b>8. Delivering and Monitoring the Croydon Local Plan: Strategic Policies .....</b>	<b>138446</b>
How we are going to deliver the Croydon Local Plan: Strategic Policies.....	138446
How we will know if the Croydon Local Plan: Strategic Policies is being delivered .....	138446
Saved Unitary Development Plan policies.....	138446
<b>Appendix 1 - Glossary .....</b>	<b>139447</b>
<b>Appendix 2 - Delivery matrix.....</b>	<b>152460</b>
<b>Appendix 3 - Monitoring framework.....</b>	<b>19904</b>
<b>Appendix 4 - Saved Unitary Development Plan policies .....</b>	<b>21347</b>
<b>Appendix 5 - Heritage assets in Croydon .....</b>	<b>227234</b>
<b>Appendix 6 – Croydon Local Plan: Strategic Policies evidence base.....</b>	<b>233239</b>

# 1. Introduction

## The Croydon Local Plan: Strategic Policies

**1.1** The Strategic Policies are a key document in Croydon’s Local Plan. They set out the spatial vision and plan for the future of the borough and how it will be delivered.

**1.2** Croydon needs a spatial plan to rise to the challenges facing the borough and its communities over the next 20 years and beyond. The borough has a need for new homes, jobs and the infrastructure to support them, whilst respecting the context of the Places of Croydon. The Croydon Local Plan: Strategic Policies addresses each of these needs and sets out how Croydon will plan to meet them up to 2036. [Increasing the supply of homes through sustainable growth, including affordable homes, is a key element of Ambitious for Croydon, which is enshrined throughout the Croydon Local Plan: Strategic Policies. In part, the sustainable growth of the suburbs will deliver this growth as encouraged by this Plan. This will be achieved whilst protecting the borough’s open space and the distinctive heritage and character, alongside the necessary infrastructure to mitigate the impact of growth.](#)

**1.3** In preparing the Croydon Local Plan: Strategic Policies the Council has worked with partners and interested parties to devise policies and proposals that it thinks will best address the needs of the borough up to 2036. As part of this process the Council has drawn upon an extensive evidence base referenced throughout this document and the comments made during consultation on drafts of the Plan. The Strategic Policies have been subject to three periods of consultation. It started out with an Issues and Options consultation in July 2009 followed by two consultations on Preferred Option in February 2010 and September 2010. [A Partial Review of](#)

[the Strategic Policies has been subject to further consultation on Preferred and Alternative Options in November 2015.](#)

**1.4** In September 2012 an independent Planning Inspector examined the Strategic Policies and found them to be positively prepared, justified, effective and consistent with national policy as well as complying with the relevant legislation and regulations.

**1.5** The Croydon Local Plan: Strategic Policies is accompanied by a number of other documents which together form the development plan for Croydon and supporting documents. Table 1.1 shows the different scales of documents forming Croydon’s planning policy framework. Documents that follow the Croydon Local Plan: Strategic Policies include the Croydon Local Plan: Detailed Policies and Proposals which sets out how specific sites contribute to meeting Croydon’s development needs and what is required from development of these sites. The Strategic Policies also set the framework that provides the opportunity for the production of Neighbourhood Plans. This will enable communities to influence the planning of their Place, in conformity with Croydon’s Strategic Policies.

**Table 1.1: Croydon’s planning policy framework**

Scale	Document
	The London Plan
Croydon – strategic policy	Croydon Local Plan: Strategic Policies Development Plan Document (DPD)



Scale	Document
Croydon – place making	Croydon Local Plan: Detailed Policies and Proposals Development Plan Document (DPD)  Policies Map  South London Waste Plan  Neighbourhood Plans
Croydon – development management	Supplementary Planning Documents (including the Croydon Opportunity Area Planning Framework)  Neighbourhood Development Orders  Interim Planning Guidance (including Masterplans)

## 2. Setting the scene

### ***'Setting the Scene' picture break***

**2.1** The Croydon Local Plan: Strategic Policies addresses the needs of the borough for new homes and jobs plus the infrastructure needed to support growth from 2011 up to ~~2031~~2036. Determining what these needs are begins with understanding how Croydon became the borough that it was in 2011 and by looking at the challenges it will face from 2011 up to ~~2031~~2036.

## Historical context

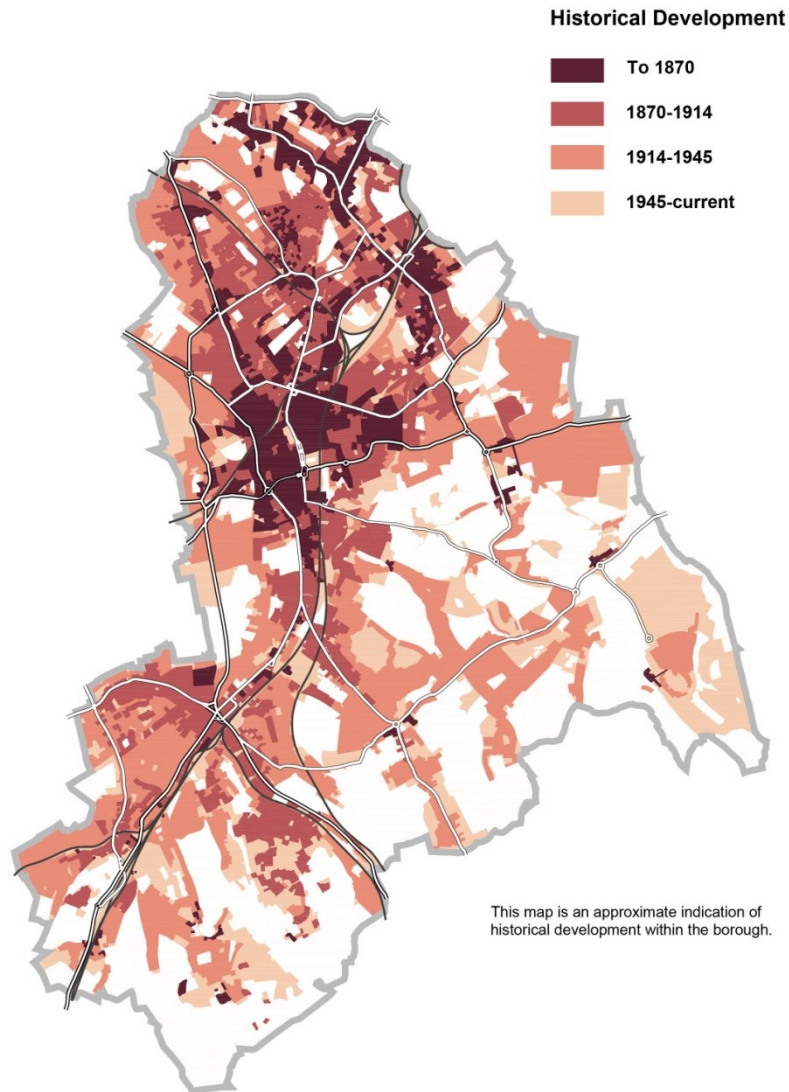
**2.2** Croydon historically was a market town, which in the medieval period benefited from the presence of an Archbishop's residence and key trading links with the outlying villages of Addington, Sanderstead and Coulsdon to the south. A period of prosperity in the 18th century saw the development of settlements at Broad Green, Woodside and Thornton Heath. Construction of the pioneering Surrey Iron Railway in 1801-03, initially between Wandsworth and Croydon, created new links for the thriving manufacturing industries along the Wandle Valley. The borough's character was fundamentally changed by the arrival of railway connections to London in 1839 and then Brighton in 1841, with new stations appearing along the line later in the century promoting the rapid development of town centres at Thornton Heath, Norbury and South Norwood. Stations at Purley and Coulsdon likewise encouraged growth of both towns and suburbs. Croydon was incorporated as a borough in 1883 and with subsequent civic enthusiasm rebuilding took place across its towns through the proceeding decades with new buildings and parks. By 1914, the borough had become contiguous with central London.

**2.3** 1915 saw the arrival of the world's first international terminal building at Croydon Airport (the original London airport); resulting in the subsequent development of industry to the west of the town. A developing road and public transport system also paved the way for suburban expansion further to the south and south eastern edge of the borough, which was newly accessible by car. As a consequence, areas of the countryside were developed for house building, a trend that stopped with the introduction of the Green Belt. The town experienced its most dramatic transformation following the Croydon Corporation Act of 1957. Redevelopment, led to an unparalleled office boom, with almost 500,000m<sup>2</sup> of office space

built or given permission in the town between 1957 and 1964. Private developers also took advantage of new commercial opportunities, with the Whitgift Foundation notably relocating the Trinity School out of the town to release its 11 acres of land for a large new shopping centre between North End and Wellesley Road, which itself was being transformed into an urban motorway.

**2.4** Increased emphasis from central government on allowing out of town shopping areas through the 1980's and 90's resulted in a new retail area growing along the A23 (Purley Way). A new station at East Croydon was built in 1992, and Tramlink, in 2000, providing much needed additional transport infrastructure across the borough from east to west.

Figure 2.12.4: Historical development in Croydon



## Croydon in 2011

**2.5** By 2011 Croydon as a borough had many strengths and opportunities. It also faced some challenges too, which the Croydon Local Plan: Strategic Policies sets out to address.

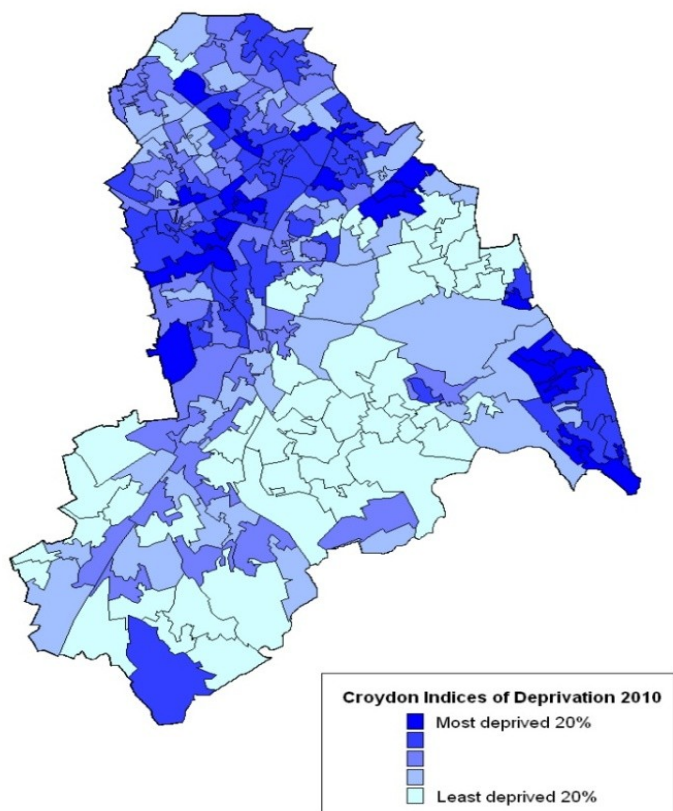
**2.6** By 2011 Croydon had become a borough of contrasts. It was a borough with a series of distinct places from Victorian railway suburbs in the north and along the railway line in the valley, towards Purley and Coulsdon to 20<sup>th</sup> century suburbs on wooded hillsides in the south and away from the railway line in the east. The challenge for the Croydon Local Plan: Strategic Policies is to respect local character and distinctiveness whilst accommodating growth.

**2.7** In Croydon Metropolitan Centre the borough has more shops in one location than anywhere else in London apart from the West End itself. However, in 2011 they faced stiff competition from other centres such as Bromley, Kingston and Bluewater. The Metropolitan Centre had more office floor space than anywhere else in South London and neighbouring districts in Surrey, but many of the offices in Croydon were seen as dated and vacancy had increased. Croydon competes against more recent office developments in Docklands, Redhill and surrounding boroughs. The challenge for the Croydon Local Plan: Strategic Policies includes rejuvenating a dated Croydon Metropolitan Centre and growing a new residential community and jobs. Improvements to the public realm in the Metropolitan Centre to attract shoppers, employers, workers and new residents are vital to its regeneration and future vitality.

**2.8** The growth of retailing along the Purley Way leads to its own challenges of traffic congestion at peak times. The Purley Way employment areas are prime locations owing to their accessibility to the M25 and the rest of London and the Mayor of London's

strategic employment protection recognises the demand for industrial premises in Croydon. The challenge for the Strategic Policies are to address ways of reducing traffic impact and making the shift from private transport to more sustainable modes of transport.

**Figure 2.22-2: Deprivation in Croydon relative to the rest of England**



**2.9** In 2011 the borough ranked as the 14<sup>th</sup> least deprived borough in London<sup>1</sup>, (out of 33 authorities). Deprivation levels, however, differ greatly, with greater concentrations in the north of the borough and in the places of Addington and Shirley. The Victorian and Edwardian areas of the borough suffer from deprivation as do some of the inter and post-war local authority built housing estates. In general the south and east of the borough incorporate some of the least deprived areas of London. The challenge for the Strategic Policies is to reduce social, economic and environmental deprivation, look at measures to reduce unemployment, improve skills and education, community and environmental conditions and renew housing.

**2.10** By 2011 Croydon was the largest borough in London in terms of population (with a population of 363,000 people<sup>2</sup>) and was expected to grow by 30,000 people by 2031<sup>3</sup>. They will need to have homes in which to live.

**2.11** Demographically Croydon is a young borough and in 2011 a quarter of its residents were under the age of 20. However, the residents of the borough are getting older and by 2031 the number of people in Croydon over the age of 65 will have increased by 41% which will bring with it challenges in terms of the types of homes that are needed in the borough and the infrastructure needed to support an aging population. In contrast the population aged between 20 and 64 will have increased by just 2.5%<sup>4</sup>. By 2031 Croydon will also be a more diverse borough with over half of the population being a member of a black and minority ethnic

<sup>1</sup> Index of Multiple Deprivation 2010 - Local authority summaries

<sup>2</sup> Census 2011

<sup>3</sup> GLA 2010 Round Population Projections

<sup>4</sup> As above

community<sup>5</sup> compared to 36% in 2001<sup>6</sup>. The challenge for the Strategic Policies is to meet the needs of the population growth, the aging population and the cultural diversity.

**2.12** The Green Belt around Croydon together with the protection of open spaces elsewhere in the borough has ensured that over a third of the borough is open space. Whilst this is an asset, it is also a constraint for the borough as it limits the land available for new homes to house Croydon's growing population. The open space is unevenly distributed in the borough creating some areas, mainly to the north, with degrees of deficiency in access to nature and, or open space. The challenge for the Croydon Local Plan: Strategic Policies is to ensure access and quality of existing open space is improved whilst making the most of the natural resources and adapting to climate change.

### Croydon in the wider sub-region

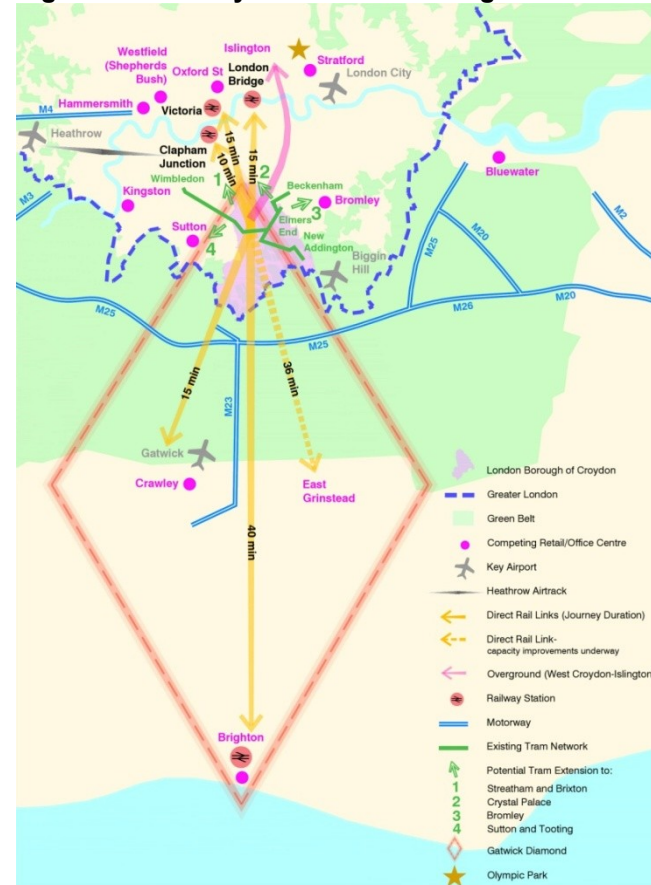
**2.13** The future of Croydon needs to be viewed in the context of growth and development in London and the south east of England. At a London level, direction is provided by the Mayor of London through the London Plan.

**2.14** Croydon has responded to the Mayor's policy direction in the London Plan to work with neighbouring local authorities and cross borough issues have been considered by the Croydon Local Plan: Strategic Policies Looking ahead it will be important for Croydon to build positive relationships with the Wandle Valley regional co-ordination corridor (through south London and outwards towards Gatwick Airport) and the Brighton to London corridor, which

includes working closely with the Coast to Capital Local Enterprise Partnership of which Croydon is a member.

**2.15** A summary of the how Croydon relates to the wider sub-region is shown in Figure 2.3 below.

**Figure 2.32.3 Croydon and its sub-regional context**



<sup>5</sup> GLA 2009 Round Ethnic Group Population Projections.

<sup>6</sup> 2001 Census

## 3. We are Croydon

### ***'Spatial Vision, Objectives' picture break***

**3.1** This section sets out how the priorities contained within the Sustainable Community Strategy together with the overarching 'We are Croydon' vision are embedded into the Croydon Local Plan: Strategic Policies. A complimentary Spatial Vision sets out how Croydon will develop over the next 20 years in response to the local challenges and opportunities. The Spatial Vision is translated into a set of Strategic Objectives which have informed a series of thematic policies, sub visions for the 16 Places of Croydon, the programmes of delivery (including a schedule of infrastructure projects) and the accompanying monitoring framework.

## Past Visions

**3.2** The Croydon Local Plan: Strategic Policies builds upon the historic visions of the past, some realised, such as the Croydon Board of Public Health in 1849 and the comprehensive developments of the 'sixties, and others, such as Vision 2020 and Alsop's 'Third City' vision. These historic visions reveal the tension between Croydon's large urban and suburban areas.

## Imagine Croydon

**3.3** The 'Imagine Croydon' project that ran from February to September 2009, sought local views on what the overarching, long term vision for Croydon should be up to the year 2040. Over 20,000 people were involved and the views received were distilled to articulate a new long term vision for the borough, entitled 'We are Croydon'.

## We are Croydon

**3.4** The 'We are Croydon' vision will be used by all partners as the touchstone for all future strategies and plans, including Croydon's Sustainable Community Strategy (SCS) prepared by Croydon's Local Strategic Partnership which brings together the main agencies responsible for health, housing, police, employment and education, together with representatives of the voluntary, community, faith and business sectors.

**3.5** The government intends that the spatial vision and strategic objectives, as set out in the Croydon Local Plan: Strategic Policies, should foster growth, objectively establish and plan for development needs, whilst being informed by an analysis of the characteristics of the area, its constituent parts and the key issues and challenges facing them. It must be in general conformity with the London Plan

and be consistent with national policy. It should also reflect the shared local priorities as set out in the SCS and 'We are Croydon' vision. The SCS identifies three overarching outcomes which the Local Strategic Partnership will focus on delivering. These three outcomes are : to make Croydon a great place to learn, work and live, a place of opportunity for everyone and a place with a vibrant and connected community and voluntary sector

**3.6** The overriding themes from the 'Imagine Croydon' consultation were that Croydon should be a place of opportunity, a place to belong and a place with a sustainable future.

<b>The We are Croydon Vision</b>
Croydon's vision is to be :
<b>Enterprising:</b> A place renowned for its enterprise and innovation with a highly adaptable and skilled workforce and diverse and thriving local economy
<b>Learning :</b> A place that unleashes and nurtures local talent, is recognised for its support and opportunity for lifelong learning and ambitions for children and young people
<b>Creative:</b> A place that draws people to its culture and creativity – an inspiration and enabler of new artistic and sporting talent in the country
<b>Connected:</b> A place that is well connected, easy to get to and around, and supported by infrastructure that enables people to easily come together, with one of the best digital, communications and transport networks in the country



### The We are Croydon Vision

**Sustainable:** 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

**Caring:** A place noted for its safety, openness and community spirit where all people are welcome to live and work and where individuals and communities are supported to fulfil their potential and deliver solutions for themselves



3.7 The 'We are Croydon' vision together with the SCS has informed the final spatial vision and strategic objectives (set out in 3.15). The spatial vision and strategic objectives 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 Croydon Local Plan: Strategic Policies' Spatial Vision

3.8 In 2036, 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; a Metropolitan Centre, and place of enterprise, learning, and creativity, a connected, a sustainable, and a caring place.

3.9 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 and intensification of Croydon's distinctive district centres and suburbs. Croydon's suburbs will have sustainably grown to accommodate homes, including affordable homes, to contribute to the borough's housing need.

3.10 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 following the comprehensive redevelopment of the retail core. 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 choice of full scale department stores), 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. The cultural offer within Croydon Metropolitan Centre stems from

the recently refurbished Fairfield Halls and links through to Exchange Square. The public realm is high quality and encourages outdoor life, vitality and cultural activity. 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 and office development around East Croydon Station and in New Town.

**3.11** 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 upgrades to Brighton Mainline, rebuild of East Croydon station, the metroisation of the suburban services and continued investment into the Tram network have all assisted in retaining this status. The sSquare mMile 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.

**3.12** In 20346, the borough's District, and Local, Neighbourhood Centres and local parades still possess their unique characteristics and support the growing communities they serve. The Council's regeneration, capital and public realm programmes will have enhanced the centres vitality and viability. Enterprise and leisure facilities in these areas contribute to diverse local economies. The economic growth of the borough has benefitted all sections of

Croydon's community and access to work has been increased. The richness of character of Croydon's suburbs has been respectfully enhanced and intensified 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.

**3.13** The borough has experienced an up lift in housing delivery to contribute to borough's pressing housing need and the opportunity for quality affordable housing in the borough has increased. This housing delivery has occurred in sustainable locations, is supported by the necessary infrastructure and the growth has supported the vitality and viability of the borough's centres.

**3.14** The delivery of critical infrastructure, particularly in Croydon Opportunity Area, has been enabled by Croydon's Growth Zone status and the Council's willingness to embrace the opportunities presented by devolution to ensure delivery.

## Strategic Objectives

**3.123.15** The strategic objectives form the link between the high level spatial vision and the detailed strategy (made up from the thematic policies and the Places of Croydon section). They are the objectives needed to fulfil the spatial vision. The policies and delivery programme within the Croydon Local Plan: Strategic Policies show how this can be achieved within the plan period.

### 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.

## The Places of Croydon

### How we are going to get there

#### Policy SP1: The Places of Croydon

##### Sustainable development

**SP1.1** When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- b) Specific policies in that Framework indicate that development should be restricted.

##### Place making

**SP1.2** The Council will require all new development in the borough to contribute to enhancing a sense of place and improving the

character of the area, whilst acknowledging the need for growth:

- a) Development proposals should respond to and enhance local character, the heritage assets and identity of the Places of Croydon; and
- b) Development proposals should be informed by the 16 Places of Croydon (refer to Section 7 - The Places of Croydon~~The Places of Croydon~~), the Borough Character Appraisal and other place-based evidence.

##### Growth

**SP1.3** Growth in homes, jobs and services that constitutes sustainable development will be welcomed; provided growth is directed to places with good concentrations of existing infrastructure or areas where there is capacity to grow with further sustainable infrastructure investment within the plan period to 2031-2036. Croydon Opportunity Area will be the primary location for growth, including approximately a third of the borough's residential growth, with the Places of Waddon, Purley, ~~Coulsdon,~~ and Broad Green & Selhurst, and Thornton Heath and Coulsdon also playing a substantial role accommodating medium and moderate residential growth (see the Key Diagram).

**SP1.4** The Council will seek to encourage growth and sustainable development and to manage change, so as to create a network of connected, sustainable, high quality, locally distinctive, healthy places.

## The Places of Croydon



## Why we have taken this approach

**3.133.16** Croydon is a borough made up of a series of varied and distinctive neighbourhoods and areas, which are referred to here as 'Places'. Understanding and expressing the character and what makes each place special and different enables sensitive planning.

**3.143.17** The overarching strategy must make sense for the borough as a whole, and celebrate and respect the characters of different parts of the borough whilst delivering the spatial vision. Some-All Places will grow and change to varying degrees, as a consequence of the strategy of welcoming sustainable development and growth of the suburbs, with renewal and regeneration; many will not and will need to be appropriately respected.

**3.153.18** The overarching thematic policies put forward in Croydon's Local Plan: Strategic Policies have developed and are based on the distinctive character and unique places of Croydon; whilst also encouraging and creating a collective policy environment for the borough's development needs to be delivered. The appropriate approach for the 16 Places over the plan period will be determined largely by the opportunities and constraints that exist. Opportunities for development should always consider brownfield sites in the first instance.

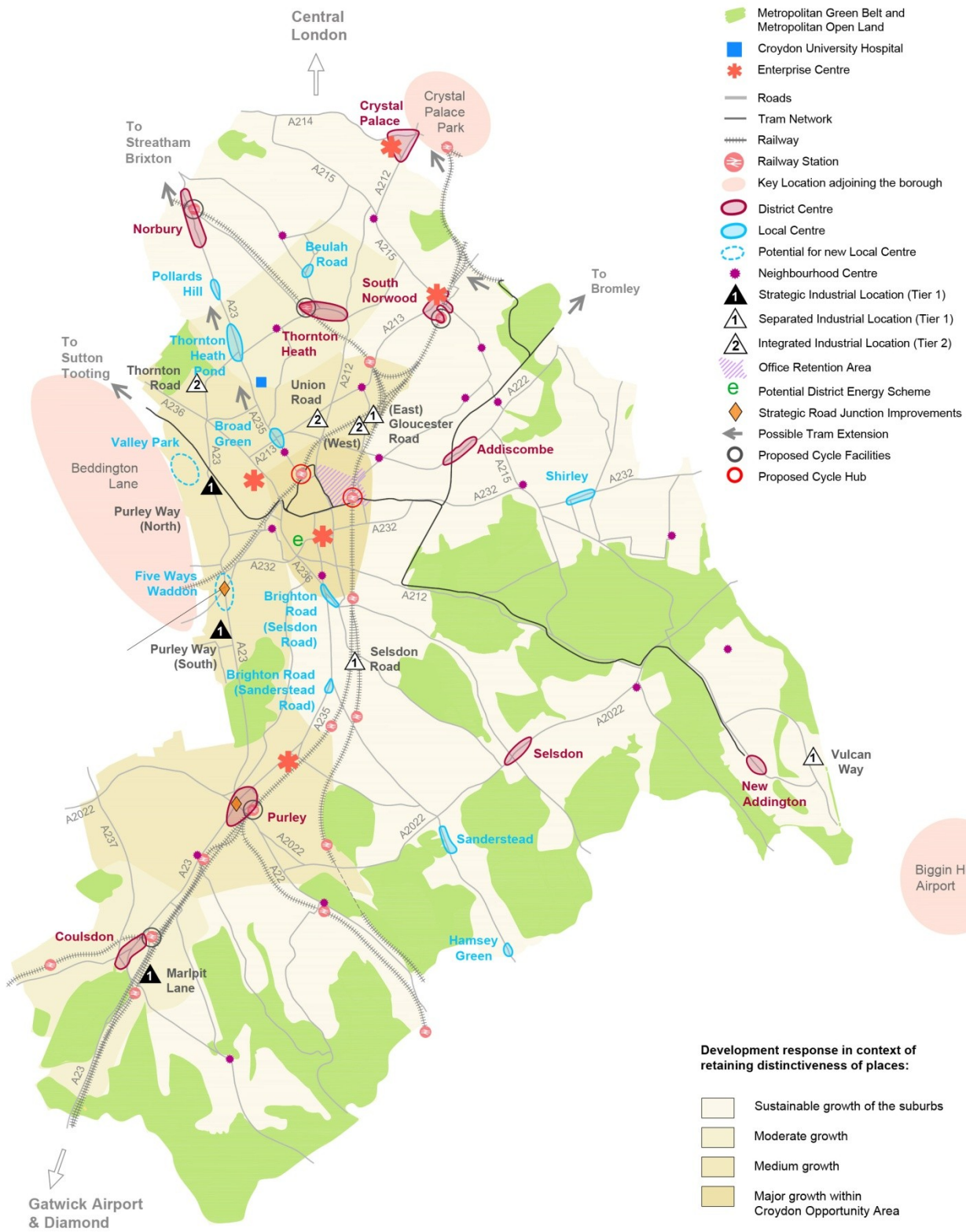
**3.163.19** The Borough Character Appraisal, 2016 identified and analysed the characteristics of the 16 Places of Croydon, considered a number of key aspects that add to the way these Places are today and what contributes to their local distinctiveness. This Appraisal will help inform the production of more detailed Local Development Framework documents that will follow the Croydon Local Plan: Strategic Policies.

**3.173.20** National guidance clearly sets out the need for planning to be “spatial” - dealing with the unique needs and characteristics of places. Place making helps to deliver sustainable communities.

**3.183.21** The 16 Places are frameworks that help to steer those involved in shaping the built environment, in order to assist in creating sustainable neighbourhoods. Each Place includes a vision, map and summary of how the borough-wide thematic policies will shape the places over the plan period up to **2031-2036**. Forthcoming planning documents, including Development Plan Documents, Supplementary Planning Documents and masterplans, as well as planning applications will be used to help implement each of the Place's visions. Furthermore, it is considered the Places provide some context to the possible formulation of Neighbourhood Plans.

# Key Diagram

## Key Diagram



## 4.A Place of Opportunity

### *A Place of Opportunity picture break*

**4.1** The content of this section is related to the theme of Croydon as 'A Place of Opportunity'. It looks at planning for homes and employment, and the need for new homes and new jobs resulting from future population growth.



## Homes

### Where we are now

4.2 The key issues that the borough faces in terms of planning for new homes up to 2031-2036 are as follows:

- Population growth means that an additional 27,00042,930<sup>7</sup> new homes would be needed in Croydon by 2031-2036 to meet the need for new homes.
- There is limited developable land available for residential development within the built up area meaning that it is only possible to plan for 31,850 new homes in the plan period.
- The need to achieve a level of affordable housing that addresses the level of need, whilst still ensuring that developments are viable and much needed market homes continue to be built in Croydon.
- Managing Croydon's sustainable growth that accommodates homes across the borough which contributes to the borough's housing need and vitality and viability of centres, whilst not undermining the borough's valued character and heritage.
- The need to meet housing targets at the same time should allow for land to be provided for employment, education, health, retail and other community facilities to ensure a good quality of life for the residents of new housing in the long term.

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<sup>7</sup> Croydon's Strategic Housing Market Assessment - 2015 and Addendum Report 2015

### Where we want to be

**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.

**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.

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

## How we are going to get there

### Policy SP2:Homes

**SP2.1** In order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon the Council will apply a presumption in favour of development of new homes provided applications for residential development meet the requirements of Policy SP2 and other applicable policies of the development plan.

#### Quantities and Locations

**SP2.2** In order to provide a choice of housing for people in Croydon the Council will seek to deliver a minimum of ~~13,300~~<sup>8</sup>31,850 homes between ~~2011-2016~~ and ~~2021-2036~~ ~~in line with London Plan target for new homes. Between 2021 and 2031 it will seek to deliver a further 6,900 homes<sup>9</sup>. Therefore, overall, the Council will seek to deliver 20,200 homes<sup>10</sup> over the plan period (2011–2031).~~ This will be achieved by:

a) Concentrating development in the places with the most capacity to accommodate new homes whilst respecting the local distinctiveness of the Places and protecting the borough's physical, natural and historic environment, whilst recognising that Places change and in particular suburbs will sustainably grow; and

b) Allocation of 7,300 homes in the ~~Preparing a~~ Croydon Local

<sup>8</sup> ~~Of which 4,620 are under construction~~

<sup>9</sup> ~~6,900 homes is the projected capacity of the borough to accommodate new homes between 2021 and 2031.~~

<sup>10</sup> ~~All numbers in this policy have been rounded down to the nearest 100 and therefore the numbers in the remainder policy do not add up to 20,200~~

Plan: Detailed Policies and Proposals DPD ~~beyond the Croydon Opportunity Area, to allocate at least 5,600 net additional homes in the borough outside of the Croydon Opportunity Area.~~

~~b)c) \_\_\_\_\_~~ Within the Croydon Opportunity Area, the Croydon Local Plan: Detailed Policies and Proposals DPD ~~will be~~ has been informed by ~~an~~ the Croydon Opportunity Area Planning Framework and ~~will allocate~~s sites for at least 10,650<sup>11</sup> net additional homes; and

~~d) 9,210~~40,575 homes being delivered across the borough on windfall sites; and

~~e)e) \_\_\_\_\_~~ Seeking to return 190 vacant homes back into use by ~~2021-2026~~ and providing ~~200 additional non-self contained bed spaces<sup>12</sup>~~ by 2021 in line with the London Plan; and

~~d)f) In conjunction with the Croydon Local Plan: Strategic Policies prepare a Croydon Local Plan: Detailed Policies and Proposals DPD (supported by the Strategic Housing Land Availability Assessment) to guide the development of housing on windfall sites across the borough to ensure delivery of at least 6,100 homes<sup>13</sup> (2011–2031), that Ensuring~~ land is used efficiently, and that development addresses the need for different types of homes in the borough and contributes to the creation or maintenance of sustainable communities; and

~~e)g) \_\_\_\_\_~~ Not permitting developments which would result in a

<sup>11</sup> ~~Of which 1,000 are under construction~~

<sup>12</sup> ~~Non-self contained bed spaces include hostel bed spaces and student halls of residence.~~

<sup>13</sup> ~~Of which 650 are under construction~~

net loss of homes or residential land.

#### Affordable Homes

**SP2.3** The Council will seek to ensure that a choice of homes is available in the borough that will contribute to addressing the borough's need for affordable homes. This will be achieved by a strategic policy target of:

- a) 25% of all new homes developed in the borough over the plan period to be either affordable rented homes (homes which are up to 80% market rent) or homes for social rent to meet the borough's need; and
- b) ~~40~~15% of all new homes in the borough developed over the plan period to be intermediate affordable housing for starter homes, low cost shared home ownership managed by a Registered Social Landlord or intermediate rent.

~~**SP2.4** The Council will apply the following criteria on a site specific basis to~~ To deliver affordable housing in the borough, on sites of ten or more dwellings the Council will:

- a) ~~Negotiate to achieve up to 50% affordable housing~~ subject to viability provision on sites with ten or more units on the basis set out in;
- b) ~~Require a commuted sum from developments of nine or fewer units to cover the cost of providing the equivalent percentage of affordable units. The commuted sum will be used to provide affordable homes through Croydon Council's New~~

~~Build Affordable Homes programme or by a Registered Provider~~<sup>14</sup>Seek a 60:40 ratio between affordable rented homes and intermediate (including starter) homes unless there is agreement between Croydon Council and a Registered Provider that a different tenure split is justified and subject to national regulations on provision of starter homes; and;

c) Require a minimum provision of affordable housing as set out in SP2.5.

~~**SP2.5** The Council will require a minimum provision of affordable housing to be provided either:~~

a) As 30% of affordable housing is on the same site as the proposed development;

b) If the scheme is within the Croydon Opportunity Area then a donor site may be used to provide affordable housing provided policy compliant on-site provision has been explored fully, that a minimum of 15% affordable housing will be on the same site as the proposed development and the donor site is located within either the Croydon Opportunity Area or one of the neighbouring Places of Addiscombe, Broad Green & Selhurst, South Croydon or Waddon;

c) If the scheme is within a District Centre then donor sites may be used to provide affordable housing provided policy compliant on-site provision has been explored fully, that a minimum of 15% affordable housing will be on the same site as the development and the donor site is located within the same Place

<sup>14</sup> ~~The commuted sum methodology is set out in the council's Affordable Housing Viability Assessment – Additional Analysis (October 2011).~~

as the District Centre; or

d) If 30% on-site provision is not viable, construction costs are not in the upper quartile and, in the case of developments in the Croydon Opportunity Area or District Centres, there is no suitable donor site, then 15% of the units are on the same site as the proposed development on-site, it is not possible to provide the units on a donor site and a Review Mechanism is entered into for the remaining affordable housing up to the equivalent of 50% overall provision to be provided through a commuted sum subject to review of actual sales values and build costs of completed units.

SP2.6 The Council will only accept in exceptional circumstances commuted sums on sites with ten or more units in lieu of on-site provision of affordable housing (or provision on a donor site) if it is not possible to find a Registered Provider to manage the on-site affordable homes.

#### Mix of Homes by Size

~~SP2.5~~**SP2.7** The Council will seek to ensure that a choice of homes is available in the borough that will address the borough's need for homes of different sizes. For both market and affordable housing, this will be achieved by:

a) Setting a strategic target for ~~60~~**50**% of all new homes ~~outside the Croydon Opportunity Area~~ up to ~~2031~~**2036** to have three or more bedrooms; and

b) Setting a preferred unit mix on individual sites ~~through-in~~ the Croydon Local Plan: Detailed Policies and Proposals DPD, ~~applicable to sites of ten or more homes across the borough including sites within Croydon Opportunity Area~~; and

~~c) Aspiring to 20% of all new homes within the Croydon Opportunity Area having three or more bedrooms by 2031 and aspiring to 35% of all two bedroom homes providing four bed spaces. An Opportunity Area Planning Framework will provide more detail regarding the mix of homes of different sizes across the Croydon Opportunity Area; and~~

~~d)c)~~ Working with partners to facilitate the provision of specialist and supported housing for elderly and vulnerable people.

#### Quality and Standards

~~SP2.6~~**SP2.8** The Council will seek to ensure that new homes in Croydon meet the needs of residents over a lifetime and contribute to sustainable communities with the borough. This will be achieved by:

a) Requiring that all new homes achieve the minimum standards set out in the Mayor of London's Housing

Supplementary Planning Guidance and National Technical Standards (2015) -or equivalent; and

b) Ensuring that all new homes designed for families meet minimum design and amenity standards ~~to be~~ set out in the Croydon Local Plan: Detailed Policies and Proposals DPD and other relevant London Plan and National Technical Standards (2015) or equivalent.

#### Gypsies and Travellers

**SP2.7**~~SP2.9~~ The Council will ~~seek to~~ deliver a minimum of ten-36 additional Gypsy and Travellers pitches in the borough by 20~~24~~36 to meet the need of Croydon's Gypsy and Traveller community. Land is This will be achieved by allocating allocated land for Gypsy and Traveller pitches in the Croydon Local Plan: Detailed Policies and Proposals DPD. Any pProposals for additional sites that are not allocated should meet the following criteria:

- a) Should be available and deliverable; and
- b) Should have good access to essential services including health and education facilities and access to local shops; and
- c) Have good means of access from roads ~~and be near bus routes and other transport nodes~~; and
- d) Not be located in areas of high flood risk (Flood Risk Zone 3); and
- e) Should not have unacceptable adverse impact on the biodiversity of the borough.

**Table 4.1: Approach to providing affordable housing on individual sites**

<b>The Council will...</b>	<b>Outside of Croydon Opportunity Area</b>	<b>Within Croydon Opportunity Area</b>
<b>Negotiate to achieve up to...</b>	<b>50% affordable housing</b>	<b>50% affordable housing</b>
<b>With a minimum requirement of...</b>	<p>15% for first financial year of the plan period post adoption and thereafter reviewed annually in the Croydon Monitoring Report via a Dynamic Viability Model set out in</p> <p>15% for the first three financial years of the plan period post adoption and thereafter reviewed every three years in the Croydon Monitoring Report via a Dynamic Viability Model set out in Table 4.2.</p>	
<b>Seek a mix of affordable housing tenures (as defined in the National Planning Policy Framework)</b>	<b>60:40 ratio between affordable or social rent and intermediate low cost shared home ownership</b>	<b>60:40 ratio between affordable or social rent and intermediate low cost home ownership unless there is agreement between Croydon Council and a Registered Provider that a different tenure split is justified.</b>
<b>Policy Flexibility</b>		
<b>On-site/off-site provision</b>	<b>Presumption that all provision is on-site</b>	<b>A minimum of 10% affordable housing will be on-site for the first three years of the plan. Provision of affordable housing above the minimum on-site requirement should be provided either on-site; off-site on a donor site(s); or through a commuted sum. For donor sites the mechanism, sites, development timing and dwelling mix for each donor site will need to be agreed by the Council prior to the commencement of development on the parent site. The donor site will have to adhere to Policy SP2.4a in terms of meeting its affordable housing requirement and only the additional affordable housing beyond this policy requirement will be considered to constitute off-site provision.</b>

The Council will...	Outside of Croydon Opportunity Area	Within Croydon Opportunity Area
Review mechanism	None	Commuted sum payments linked to gross development value provided through a review mechanism at agreed stages of the development.

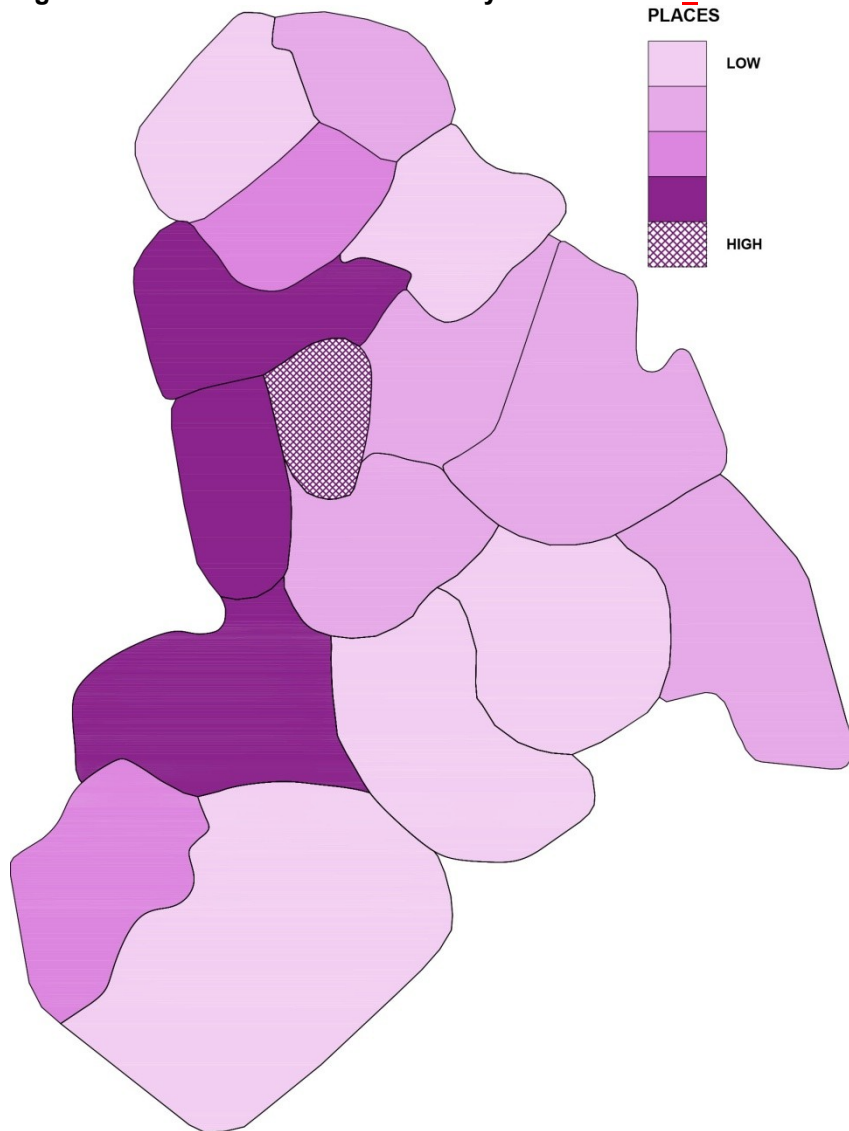
**Table 4.2 Dynamic Viability Model – reviewing the minimum on-site affordable housing requirement**

		<b>Price of homes change (House Price Index)</b>									
		<b>HPI No.</b>	<b>590.3</b>	<b>615.9</b>	<b>641.6</b>	<b>667.3</b>	<b>692.9</b>	<b>718.6</b>	<b>744.3</b>	<b>769.9</b>	<b>795.6</b>
<b>Change in construction costs (BCIS Index)</b>	<b>BCIS Index No.</b>	<b>%</b>	<b>-8%</b>	<b>-4%</b>	<b>0%</b>	<b>4%</b>	<b>8%</b>	<b>12%</b>	<b>16%</b>	<b>20%</b>	<b>24%</b>
	<b>264.4</b>	<b>-8%</b>	<b>5%</b>	<b>20%</b>	<b>30%</b>	<b>40%</b>	<b>45%</b>	<b>50%</b>	<b>55%</b>	<b>60%</b>	<b>60%</b>
	<b>275.9</b>	<b>-4%</b>	<b>0%</b>	<b>10%</b>	<b>25%</b>	<b>35%</b>	<b>40%</b>	<b>50%</b>	<b>55%</b>	<b>55%</b>	<b>60%</b>
	<b>287.4</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>15%</b>	<b>25%</b>	<b>35%</b>	<b>45%</b>	<b>50%</b>	<b>55%</b>	<b>60%</b>
	<b>298.9</b>	<b>4%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>15%</b>	<b>30%</b>	<b>35%</b>	<b>45%</b>	<b>50%</b>	<b>55%</b>
	<b>310.4</b>	<b>8%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>5%</b>	<b>20%</b>	<b>30%</b>	<b>40%</b>	<b>45%</b>	<b>50%</b>
	<b>321.9</b>	<b>12%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>10%</b>	<b>25%</b>	<b>35%</b>	<b>40%</b>	<b>45%</b>
	<b>333.4</b>	<b>16%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>10%</b>	<b>25%</b>	<b>35%</b>	<b>40%</b>
	<b>344.9</b>	<b>20%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>15%</b>	<b>30%</b>	<b>35%</b>



## What it will look like

Figure 4.14.1 Growth in homes in Croydon 2011-2031<sup>16</sup>



## Why we have taken this approach

### Quantities and Locations

**4.3** There is a need for over 42,930~~27,000~~ new homes in Croydon by 2031<sup>15</sup> and evidence indicates that ~~over~~ half of these need to be larger homes<sup>15</sup>. However there is only a limited supply of land in Croydon for new homes without eroding the Metropolitan Green Belt, Metropolitan Open Land (MOL) and locally protected open spacesLocal Green Spaces<sup>16</sup> which are all protected by national policy and the London Plan. The target of 20,200-31,850 homes reflects the availability of land for development in Croydon, facilitating the sustainable growth of the suburbs, the need to provide a mix of homes to support sustainable communities and the objective to provide a choice of homes for people at all stages of life. It also reflects the need to provide land for other uses such as employment, education, health and other infrastructure to support growth in Croydon<sup>17</sup>. In particular, in Croydon Opportunity Area allowance has been made for office and retail development in line with Policy SP3 (Employment).

**4.4** The provision of new homes is phased in accordance with the supply of land for new homes. Sites identified by the Strategic Housing Land Availability Assessment (SHLAA) as being deliverable have been included in the first five years of the plan.

<sup>15</sup> Croydon Local Strategic Housing Market Assessment 2008-2015 – Updated Modelling Outputs Covering Period to 2031. (Data on housing need updated by Croydon Council to reflect housing completions since 2008).

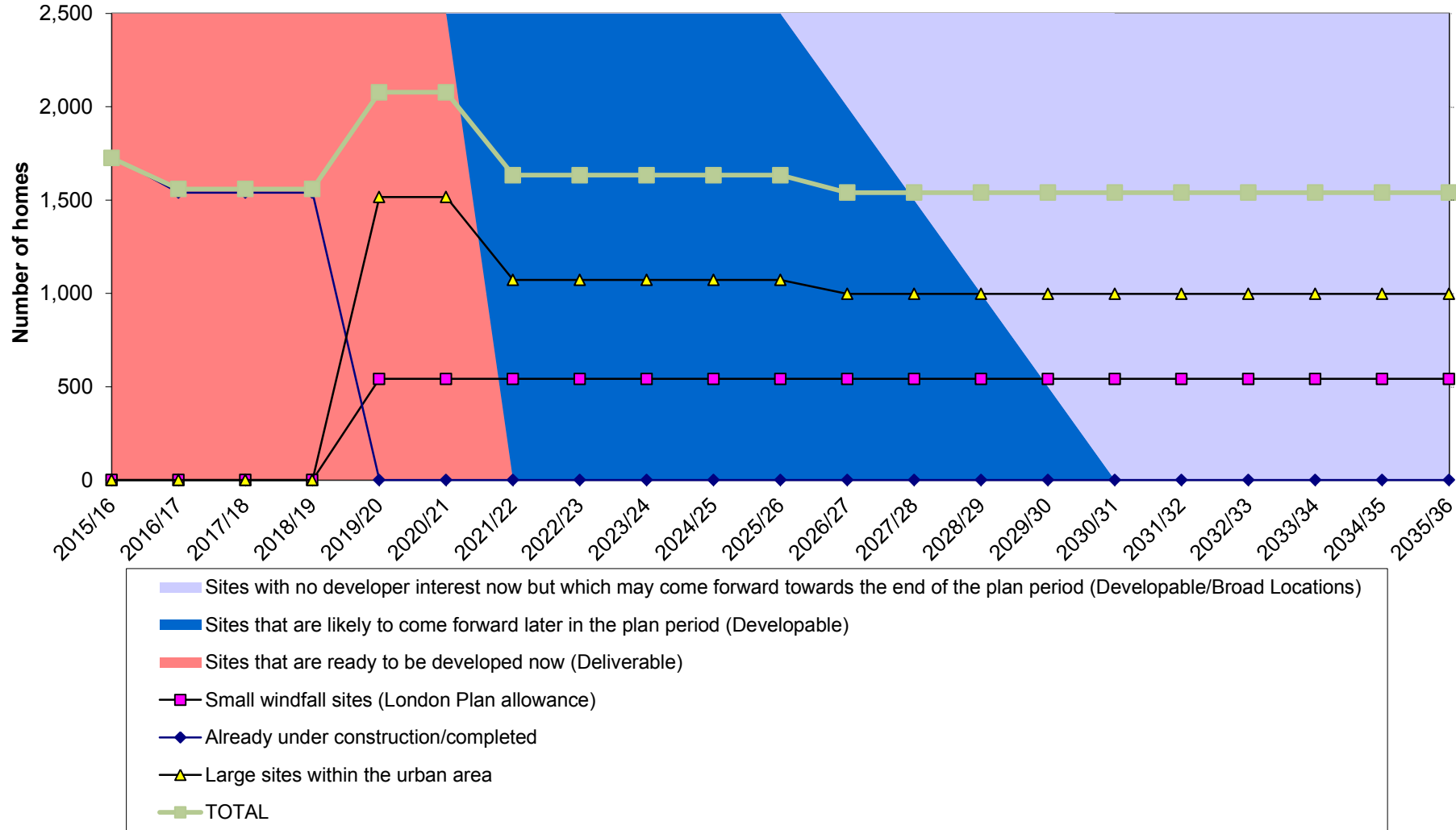
<sup>16</sup> Strategic Housing Land Availability Assessment 2009. The London Plan says that Croydon's LDF should protect Green Belt, MOL and local open space.

<sup>17</sup> The infrastructure needs of the proposed new homes are considered by the Infrastructure Delivery Plan which sets out in its Infrastructure Delivery Schedule how the required infrastructure will be provided.

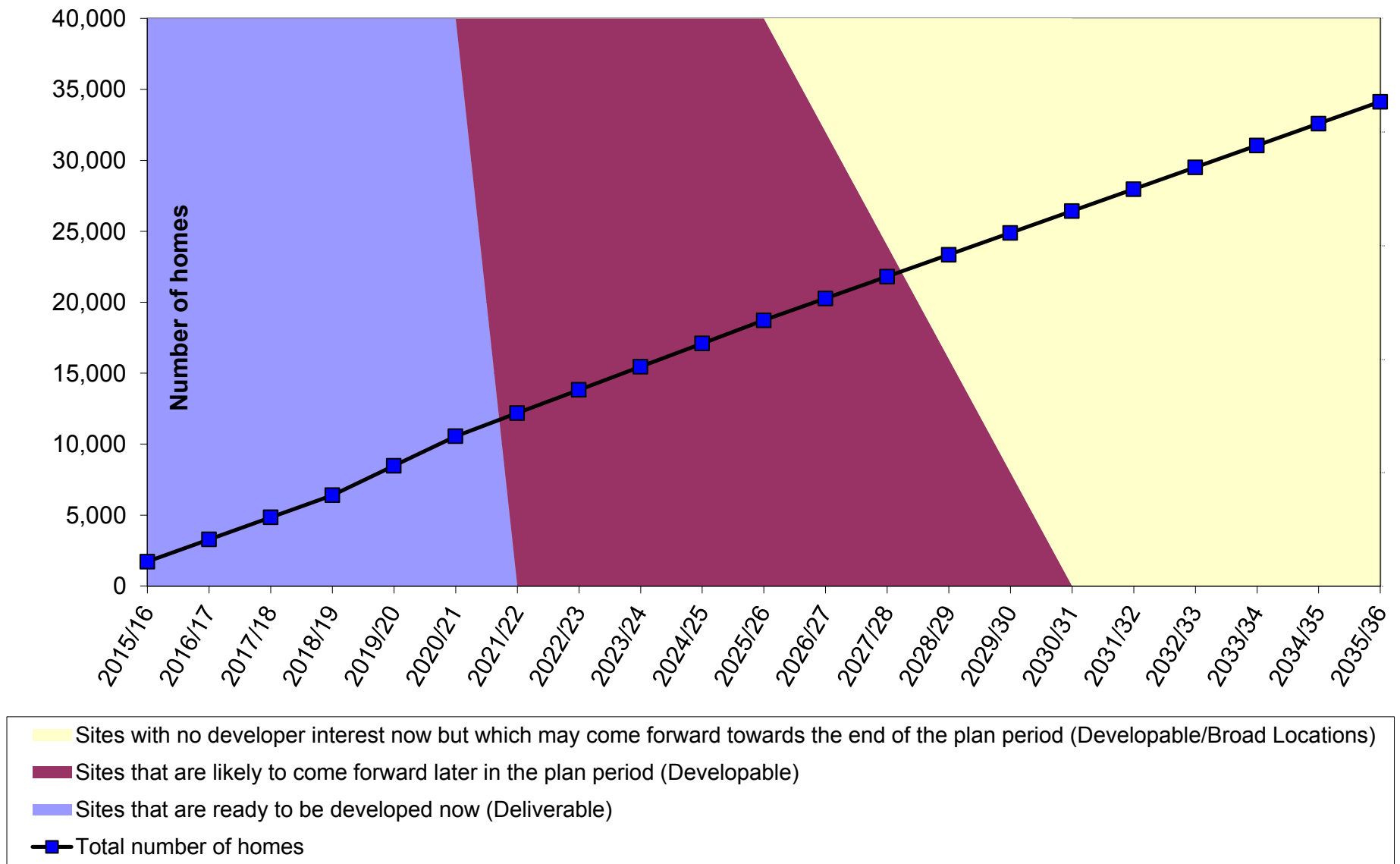
Those sites which could be developed but are not available now

have been phased after ~~2021~~2026.

**Figure 4.2 Housing trajectory of new homes in Croydon 2016-2036**



**Figure 4.3 Total number of new homes in Croydon 2016-2036**



## Affordable Homes

**4.5** Of the overall number of homes needed in Croydon about 33.91% need to be affordable homes for residents on lower incomes.

It is not realistic to expect that this proportion of new homes in the borough will be affordable, both in terms of deliverability and because the private rental sector also meets and will continue to meet a significant proportion of the need for affordable housing. For this reason the strategic target is 40% of overall supply, which reflects the findings of the Strategic Housing Market Assessment, has regard development viability and the need to deliver balanced communities with a mixture of tenures and dwelling types.

**4.6** An appraisal of development sites in the borough has found that a requirement for 15.30% on site affordable homes will be viable for the majority of sites in the borough, so for the early part of the plan period this is set as the minimum requirement in the Strategic Policies. As the plan progresses, and should the housing market start to recover, it will be possible through this flexible policy approach to increase the minimum on site percentage requirement in line with the Dynamic Viability Model set out in the policy<sup>18</sup>. House prices have risen much faster against the original Dynamic Viability Model compared to construction costs such that, unless there is a severe economic downturn resulting in house prices falling by 25% (as happened in 2008) then either a minimum requirement of 30% on-site provision or an alternative of 15% on-site provision and a review mechanism is always likely to be viable. The Council will calculate the proportion of affordable housing based on habitable rooms so long as the resultant mix of units on the site meets the need for affordable housing in the borough identified by the most up to date Strategic Housing Market Assessment (or equivalent).

<sup>18</sup> Affordable Housing Viability Assessment – Additional Analysis (Paragraph 4.20 and Table A2.1)

**4.7** Within Croydon Opportunity Area a different approach to delivering affordable housing is required in order to stimulate development, growth and create a new and sustainable residential community. An appraisal of development sites within the Croydon Opportunity Area has found that in current market conditions a requirement for 10% affordable homes on site will be viable for most sites. Development in the Opportunity Area is likely to be of a larger scale than that elsewhere in the borough with a longer period of time between granting of permission and completion of the development. During that time the market could have changed significantly to the extent that a higher percentage of affordable homes would be viable and should be captured. A review mechanism will be used to do this and to ensure that development in the Croydon Opportunity Area is not effectively subsidised compared to development elsewhere. This will ensure that if higher development values are realised at an agreed stage of the development than those at the time of granting permission, a commuted sum will be payable to cover the cost of providing affordable housing on another site in the borough. In addition, the time for pre-application negotiations on sites within the Croydon Opportunity Area is likely to be longer than on sites elsewhere in the borough. For this reason the minimum on-site provision will be reviewed every three years from adoption of the plan rather than annually. Providing affordable housing on donor sites elsewhere in the borough is preferred if, at the time of application, it would be viable to supply more than the minimum requirement on site and it is agreed with the council and a Registered Provider that a donor site is the preferable mechanism for delivering more affordable homes. After on-site provision, on developments in either the Croydon Opportunity Area or District Centres providing affordable housing on donor sites is preferred. For donor sites the mechanism, site location, development timing and dwelling mix for each donor site will need to be agreed by the Council prior to planning consent

being granted for development on the parent site. In all cases the donor site must be delivered prior to the final completion of the parent site. The donor site will have to adhere to SP2.4 in terms of meeting its affordable housing requirement and only the additional affordable housing beyond this policy requirement will be considered to constitute off site provision.

4.8 The presumption will be that affordable housing will be provided on site. However, the Council acknowledges there may be exceptional circumstances where it is agreed by the Council and a Registered Provider that on site provision is not achievable in the Croydon Opportunity Area. Such circumstances may include larger schemes and those with a prominence of taller buildings. In these circumstances the Council will engage the mechanisms outlined in Table 4.1 in accordance with the London Plan off site provision hierarchy. For schemes where it is not viable to provide 30% affordable housing on site, and, if applicable, there is no suitable donor site then a reduced provision of 15% affordable housing on-site combined with a review mechanism will ensure that, if the viability of the development improves such that by the time the homes are sold more affordable housing would have been viable than at the time of granting permission, a commuted sum will be payable to cover the cost of providing affordable housing on another site in the borough. The review mechanism will be linked to the gross development value difference between affordable and market units provided through a review mechanism at agreed stages of the development. Viability evidence suggests that schemes that are not viable with 15% on-site provision of affordable housing would not be viable with any affordable housing, and are therefore unlikely to be built.

4.9 Where developments are not viable without any affordable housing provision the Council will still require as a minimum, a 15% on-site provision combined with a review mechanism on the basis

that the development will not occur until such time that is viable and affordable housing is a key element of sustainable growth and development. This is subject to the development not having been designed in such a way as to exclude affordable housing, in particular because the design incurs high (upper quartile) construction costs measured against BCIS construction cost or equivalent indices. However, the Council will take into account any significant abnormal costs associated with the development of a site such as costs incurred because of past contamination or the sites' topography.

4.10 When assessing the viability of development the Council the Council will consider:

- a) The Residual Land Value of the site when considered against the Existing Use Value unless there is an alternative use for the site which would comply with the policies of the development plan, in which case the Residual Land Value will be compared against the Alternative Use Value of the site; and
- b) Whether affordable housing has been designed out of the development (for example where there are not enough cores (lift shafts and stair wells) for both affordable rented and private market homes to co-exist or unnecessary basement car parks)

4.94.11 Where the number of on-site affordable homes is low the Council may accept a commuted sum in lieu of on-site provision of affordable homes if it is not possible to find a Registered Provider to manage the on-site affordable homes. The Council may also consider a different tenure split during negotiations, for example if the number of affordable units on-site is low and there is agreement between a Registered Provider and the Council that a different tenure split is justified. A minimum of three Registered Providers should be approached before the Council will consider applying this policy.

4.12 The Council will also consider a commuted sum in lieu of on-site provision of affordable homes, or a different tenure split, on schemes which are covenanted Private Rental Schemes. In such instances the Council will expect the covenant to require the scheme to be solely for private rented accommodation owned by one institution or company for a minimum of seven years post completion of the development.

4.13 The Council will also consider favourably developments which offer innovative products that genuinely address the need for affordable homes in the borough (either for rent, shared ownership or for sale) so long as they are affordable in perpetuity (or in the case of any sale of equity that the receipts are used to fund the delivery of more affordable housing).

4.104.14 Croydon Council considers that affordable rent homes (homes available at 80% of market rent levels) meet a range of housing needs within the affordable sector (including the need for social rented affordable homes due to the availability of Universal Credit/Housing Benefit to tenants unable to afford the full rent for an affordable rent property). Development proposals should be accompanied by a sustainable letting scheme to support the use of affordable rent homes in meeting the need for social rented housing and also develop and maintain balanced communities.

#### Mix of Homes by Size

~~4.114.15 60% of the overall need for homes in Croydon is for homes of three or more bedrooms<sup>19</sup>. Over a third of the overall capacity of the borough for new homes is in the Croydon Opportunity Area<sup>20</sup>. Analysis of SHLAA data and Housing~~

~~Typologies Study sites suggests that approximately 20% of new homes within the Croydon Opportunity Area and 60% of homes outside of the Opportunity Area could have three or more bedrooms. In order to meet as much of the need for larger homes as is possible in Croydon the targets for larger units reflect the findings of the SHLAA and Housing Typologies Studies. Analysis of the Strategic Housing Market Assessment suggests that approximately 50% of homes should have three or more bedrooms.~~

4.124.16 Between 2011 and 2031 the number of people in Croydon over the age of ~~65~~55 is projected to increase by ~~44~~63%, more than any other age group<sup>24</sup> from a 2013 base. Therefore the Council will need to work with partners to facilitate the provision of specialist and supported housing for the elderly and vulnerable.

#### Quality and Standards

4.134.17 New homes in Croydon need to provide a choice of housing for people at all stages of life. In order to do so they will need to meet minimum standards of design. The National Technical Standards (2015), Mayor of London's Housing Supplementary Planning Guidance (2015) will be applied in conjunction with Croydon's Borough Character Appraisal.

4.144.18 A good quality design can mean that a smaller two bedroom property is suitable for smaller families. In order to establish what a home suitable for a family is, the Croydon Local Plan: Detailed Policies and Proposals will set out the design and amenity standards that are expected of family homes.

4.15—Policy SP6 (Environment and Climate Change) of the Croydon Local Plan: Strategic Policies requires all new homes to

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<sup>24</sup> ~~GLA 2010 Round Population Projections~~

achieve the [National Technical Standards \(2015\), Mayor of London's Housing Supplementary Planning Guidance \(2015\) or equivalent. equivalent of Level 4 of the Code for Sustainable Homes.](#)

**4.164.19** The London Plan also sets requirements for 10% of homes to be designed to be wheelchair accessible ([units that are designed for wheelchair users to live in](#)) or easily adaptable for residents who are wheelchair users<sup>22</sup>. ~~It also requires all new homes to meet the Lifetime Homes standards<sup>23</sup>~~. The London Plan also requires all new housing to make provision for play and informal recreation based on the expected child population generated by the development<sup>24</sup>. The Mayor's Supplementary Planning Guidance Providing for Children and Young People's Play and Informal Recreation provides further guidance on the requirements. As the London Plan forms part of the statutory development plan for Croydon these requirements are not duplicated in the Croydon Local Plan: Strategic Policies but will be applied to all residential developments.

**4.174.20** Together these requirements contribute to ensuring that developments incorporating new homes will contribute to promoting sustainable use of resources and the principles of good design. [They will also help to address the health and wellbeing impacts of poor quality housing.](#)

#### Gypsies and Travellers

**4.184.21** Both English Gypsies and Irish Travellers are recognised as ethnic groups and like other members of Croydon's

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<sup>22</sup> London Plan Policy 3.8

<sup>23</sup> ~~As above~~

<sup>24</sup> London Plan Policy 3.6

Black and Minority Ethnic communities are protected from discrimination by the Equalities Act 2010. Local authorities are required to assess their need for housing in the same way that they are required to assess the needs for new homes for people who live in "bricks and mortar" homes.

**4.194.22** There is a need for ~~between six and fifteen~~<sup>49</sup> new Gypsy and Traveller pitches (a pitch being space for one mobile home) [and one emergency stopping place](#) in Croydon up to ~~2017~~ [2036](#) providing for the English Gypsy and Irish Traveller communities<sup>25</sup>. [However, as only 73% of the need for bricks and mortar housing will be met in the borough within the urban area, only 73% of the need for Gypsy and Traveller pitches can be met \(representing 36 new pitches\).](#) The location of new pitches ([including the emergency stopping place](#)) must enable the residents to access services including schools and health facilities in the same way that residents of new houses need to be able to access community facilities. In addition Gypsy and Traveller sites need good access to the road network as they often need to move larger vehicles as part of their livelihood and way of life<sup>26</sup>. [The Croydon Local Plan: Detailed Policies and Proposals allocates land to help meet this need for additional pitches.](#)

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<sup>25</sup> London Borough's Gypsy and Traveller Accommodation Needs Assessment (~~2008~~<sup>2014</sup>) (~~Table 12.30~~)

<sup>26</sup> ODPM Circular 01/06 (paragraphs 64-66)

## Employment

### Where we are now

**4.204.23** The key issues that the borough faces in terms of planning for employment up to **2031-2036** are:

- Land for industry and warehousing will need to have continued protection to support these sectors in the future.
- There is approximately **20%-30%** vacant office floor space in Croydon Metropolitan Centre and current low rents do not support the development of new office floor space, **although some speculative office is being built out.**
- **Supporting the area around East Croydon Station and New Town as Croydon Metropolitan Centre's office centre.**
- The public realm of Croydon Metropolitan Centre **has seen considerable investment and improvement, but needs renewing; renewal remains necessary as poor public realm** it discourages businesses from locating in Croydon and people shopping in the town.
- Encouraging development in Croydon Metropolitan Centre through flexible and pragmatic planning, that contributes to the centre's economic prosperity and vitality.
- Croydon faces competition from other areas of London and the South East for inward investment both in office and retail markets.
- The increase in the population of Croydon and planned house building will result in an increase in the need for jobs.
- **Establishing a policy response to** the contracting of retail uses within District and Local Centres, increased vacant premises on the edges of the District and Local Centres along with poorly designed conversions to other uses, has further impacted on the public realm and ability of the Centres to attract new business and create attractive residential areas.

### Where we want to be

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

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

**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.

**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.



## How we are going to get there

### Policy SP3:Employment

**SP3.1** The Council will encourage innovation and investment into the borough to support enterprise and increased employment for the benefit of all Croydon residents. The Council will apply a presumption in favour of employment-related development provided it meets the standards of Policy SP3 and other applicable policies of the development plan.

#### Innovation, Investment & Enterprise

**SP3.2** The Council will adopt a '4-Tier' approach to the retention and redevelopment of land and premises relating to industrial/employment activity as set out in [Table 4.1](#).

**SP3.3** The Council will promote the growth and expansion of Cultural and Creative Industries to make Croydon a better place to live and to act as a driver of growth and enterprise in the local economy. The focus for accommodating Cultural and Creative Industries will be the network of Enterprise Centres set out below.

- a) Croydon Metropolitan Centre;
- b) Purley District Centre;
- c) Crystal Palace District Centre; and
- d) South Norwood District Centre/Portland Road

**SP3.4** The Council will promote the remodelling of the Fairfield Halls ~~for its retention and ongoing development~~ as a performance facility.

**SP3.5** The Council will support the temporary occupation of empty buildings and cleared sites by creative industries and cultural organisations and other meanwhile uses where they contribute to regeneration and enhance the character and vitality of the area.

#### Town Centres

**SP3.6** The Council will apply the London Plan Town Centre hierarchy:

- a) Croydon Metropolitan Centre
- b) District Centres: Addiscombe, Coulsdon, Crystal Palace, New Addington, Norbury, Purley, Selsdon, South Norwood and Thornton Heath
- c) Local Centres: Broad Green, Brighton Road (Selsdon Road), Brighton Rd (Sanderstead Road), Hamsey Green, Pollards Hill, Sanderstead, Shirley and Thornton Heath Pond

**SP3.7** The Council will work with the GLA and neighbouring boroughs to ensure Croydon's network of town centres is sufficiently flexible to accommodate change up to 2031 by:

- a) Working with its partners through the process of regular town centre 'health checks' to highlight reclassifications of the borough's existing Local and District Centres.
- b) Designating the boundaries of the network of town centres and their Primary Shopping Areas in the Croydon Local Plan: Detailed Policies and Proposals DPD and undertaking regular review to ensure the vitality of the centres is maintained.

c) Considering the designation of new Local Centres at Fiveways and Valley Park when they can be supported by population growth in these areas.

**SP3.8** The Council will promote and support the development of all B1 uses (including office, light industry and research & development) retail, leisure (including evening/night economy uses), visitor accommodation, and housing and community facilities within Croydon Metropolitan Centre, District Centres and Local Centres.

**SP3.9** Croydon Metropolitan Centre will remain the principal location in the borough for office, retail, cultural (including a diverse evening/night-time economy) and hotel activity, and also be the largest retail and commercial centre in South London.

**SP3.10** The Council will adopt a flexible approach to B1 uses (office, light industry and research & development), retail, leisure (including evening/night economy uses), visitor accommodation, and housing and community facilities within Croydon Metropolitan Centre. This flexible approach will be supplemented by the Croydon Opportunity Area Planning Framework and the Council's masterplans that apply to the Croydon Metropolitan Centre.

**SP3.11** The Council will promote and support measures to improve the quality of the borough's stock of retail<sup>27</sup> and office<sup>28</sup> premises, particularly in the Croydon Metropolitan Centre.

**SP3.12** The Council will favourably consider net increases to

<sup>27</sup> Para 10.3, Croydon Metropolitan Centre Retail Strategy, Dec 2009 (Drivers Jonas)

<sup>28</sup> Para 7.7, L.B. Croydon Office, Industrial, Warehousing Land/Premises Market Assessment, August 2010 (URS & Stiles Harold Williams)

the stock of retail premises commensurate with Croydon's retail function as a Metropolitan Centre and ensuring the viability and vitality of Croydon Metropolitan Centre, District Centre and Local Centres. The Council will seek to maintain as a minimum, the current amount of retail floor space in Croydon, enhance the quality of retail floor space in Croydon and seek to reduce A Use Class vacancy.

**SP3.13** The Council will promote and support the development of new and refurbished office floor space in Croydon Metropolitan Centre, particularly around East Croydon Station and within New Town, and the District Centres as follows<sup>29</sup>:

a) Up to 95,000~~92,000~~m<sup>2</sup> to be located in Croydon Metropolitan Centre;

a)b) Within the Office Retention Area in the Croydon Metropolitan Centre the loss of office floor space will be permitted only if it is demonstrated that there is no demand for the office building, refurbished floorspace and that there is no demand for a mixed use development that includes a proportionate level of office floor space;

b)c) Up to 7,000m<sup>2</sup> to be spread across the borough's District Centres.

<sup>29</sup> Employment Land Review 2014

Table 4.14.4.3: Four-tier approach to land and premises in industrial locations

Tier	Designation	Locations	Approach	Permitted Uses	Other Uses
1	Strategic and Separated Industrial Locations	Marlpit Lane Purley Way <sup>30</sup> Selsdon Road <u>Tait Road/Roman Road Industrial Estate</u> Vulcan Way	Strong protection for industrial and warehousing activities with no loss of Class B floor space <sup>31</sup> permitted	Class B1b, B1c, B2 and B8 uses  Employment generating sui-generis uses <sup>32</sup>  <u>Gypsy and Traveller pitches (for Gypsies and Travellers with a qualified connection to Croydon)</u>	Not permitted

<sup>30</sup> Including both Purley Way North and Purley Way South

<sup>31</sup> Excluding Class B1a (Offices)

<sup>32</sup> To be acceptable in these locations, employment generating sui-generis uses must provide employment which is comparable in terms of activities and job numbers to industrial/warehousing uses.

Tier	Designation	Locations	Approach	Permitted Uses	Other Uses
2	Integrated Industrial Locations	Gloucester Road <u>(West)</u> Thornton Road Union Road	Strong protection for industrial and warehousing activities <del>with no net loss of Class B floor space<sup>33</sup> permitted</del>	Class B1b, B1c, B2 and B8 uses  Employment generating sui-generis uses <sup>34</sup>	<ul style="list-style-type: none"> <li>• Planning permission for limited residential (Class C3) office (Class B1a) or Education and Community Facilities (Class D1) will be granted if it can be demonstrated that: <ul style="list-style-type: none"> <li>• <del>There is no demand for the existing premises or for a scheme comprised solely of the permitted uses; and there is no net loss of Class B1b, B1c, B2 and B8 floor space; and</del> <ul style="list-style-type: none"> <li>• new Class B1b, B1c, B2 and B8 floor space is designed to meet the needs of future occupiers; and</li> <li>• Residential and Office use does not harm the site and wider location's industrial function.</li> <li>• <u>Opportunities for employment and skills training will be considered via Section 106 where possible</u></li> </ul> </li> </ul> </li> </ul>

<sup>33</sup> ~~Excluding Class B1a (Offices)~~

<sup>34</sup> To be acceptable in these locations, employment generating sui-generis uses must provide employment which is comparable in terms of activities and job numbers to industrial/warehousing uses.

Tier	Designation	Locations	Approach	Permitted Uses	Other Uses
3	Town Centre Industrial Locations	Industrial sites in Croydon Metropolitan Centre, a District Centre or a Local Centre	Protection for industrial and warehousing activities encouraging opportunities to provide additional workshop/studios on town centre sites	Class B1b, B1c, B2 and B8 uses  Employment generating sui-generis uses <sup>35</sup>	<p>Planning permission for offices (Class B1a), residential (Class C3), leisure (Class D2), visitor accommodation (Class C1) and community facilities (Class D1) development will be granted if it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>• there is no demand for the existing premises or for a scheme comprised solely of the permitted uses; and</li> <li>• <u>there is no net loss of Class B1b, B1c, B2, B8 floor space unless the other uses are required to enable development of the site to be viable; and</u></li> <li>• residential use does not harm the wider location's business function; and</li> <li>• the development will increase the vitality <del>and</del> viability <u>and diversity of employment uses</u> of the town centre</li> <li>• <u>Opportunities for employment and skills training will be considered via Section 106 where possible</u></li> </ul>

<sup>35</sup> To be acceptable in these locations, employment generating sui-generis uses must provide employment which is comparable in terms of activities and job numbers to industrial/warehousing uses.

Tier	Designation	Locations	Approach	Permitted Uses	Other Uses
4	Scattered Employment Sites	Other employment locations/sites falling outside of Tier 1, Tier 2 and Tier 3.	Protection for <b>offices</b> , industrial and warehousing activities. Allowance for community uses to locate in the (Higher PTAL) more accessible locations	Class B1 ( <b>excluding B1a office</b> ), B2 and B8 uses  Employment generating sui-generis uses <sup>36</sup>  Class D1 (Education and Community Facilities) in industrial locations in PTALs 3 or above	Planning permission for limited residential development will be granted if it can be demonstrated that: <ul style="list-style-type: none"> <li>• there is no demand for the existing premises or for a scheme comprised solely of the permitted uses; and</li> <li>• residential use does not harm the wider location's business function.</li> <li>• <b><u>Opportunities for employment and skills training will be considered via Section 106 where possible</u></b></li> </ul>

<sup>36</sup> To be acceptable in these locations, employment generating sui-generis uses must provide employment which is comparable in terms of activities and job numbers to industrial/warehousing uses.

## Proposed amendments to the Policies Map

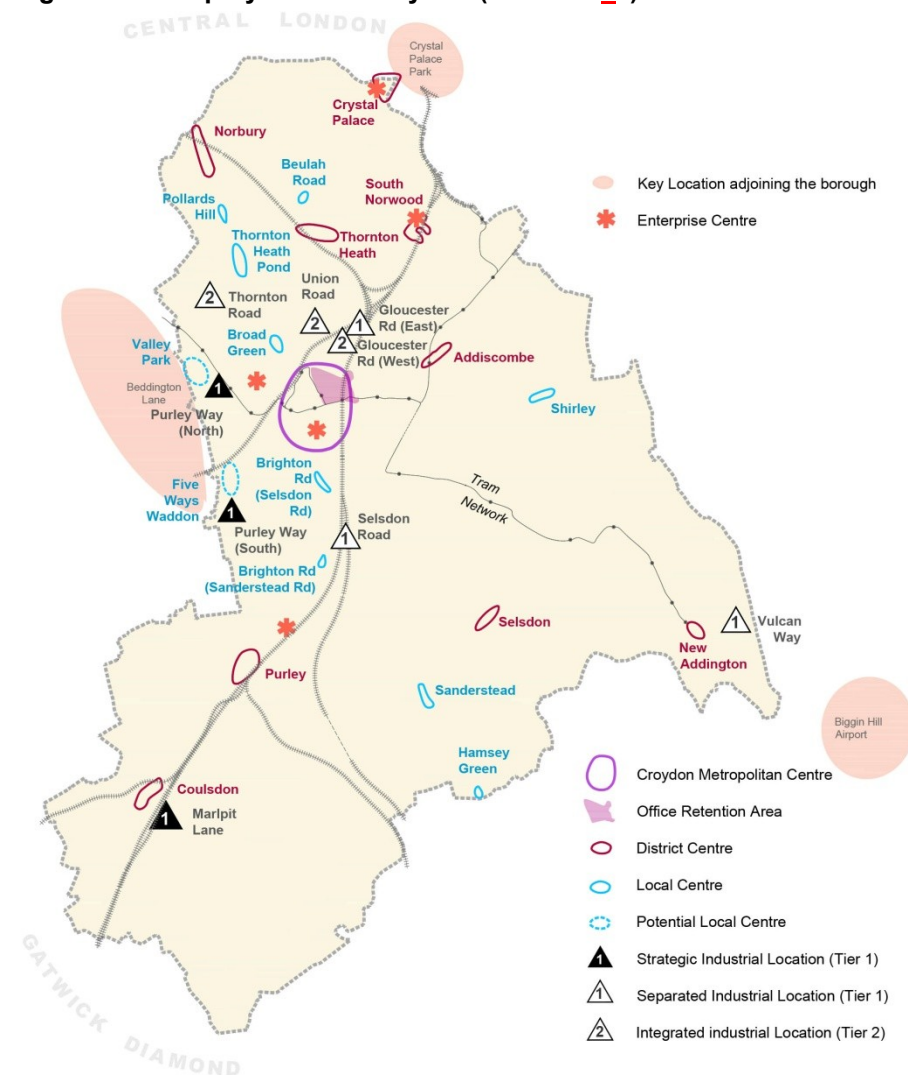
Each of the designations set by this policy are shown on the *draft Policies Map*. These designations are generally the same as the designations of the same name on the current adopted Policies Map accompanying the Croydon Local Plan: Strategic Policies. However there are a number of proposed amendments to the boundaries. These changes are summarised in Table 4.2 below:

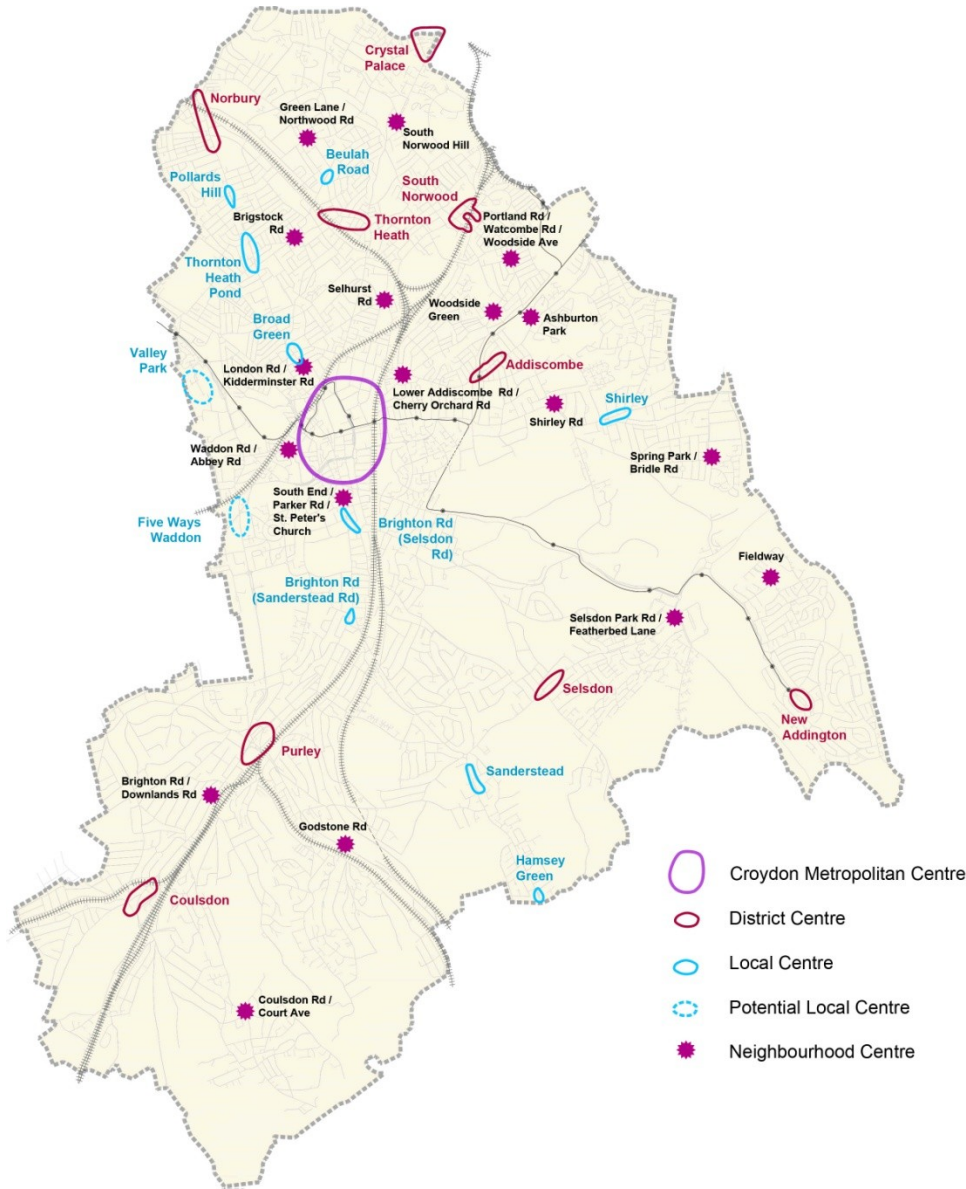
**Table 4.24. Amendments to Employment designations (see the Proposed Submission Policies Map for full details)**

Designation	New	De-designated
<u>Gloucester Road Integrated Industrial Location (Policy SP3.2)</u>		✓
<u>Tait Road/Roman Road Separated Industrial Location (Policy SP3.2)</u>	✓	
<u>Gloucester Road (West) Integrated Industrial Location (Policy SP3.2)</u>	✓	
<u>Office Retention Area (Policy SP3.13)</u>	✓	

## What will it look like

**Figures 4.4 Employment in Croydon (2011-2036)**





## Why we have taken this approach

### Innovation, Investment & Enterprise

**4.214.24** The vision from Croydon's Sustainable Community Strategy states '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'. A network of Enterprise Centres focusing on cultural and creative industries and innovation will be pursued across the borough as part of realising this vision.

**4.25** Opportunities for employment and skills training will be considered by means of Section 106 agreements for major developments (residential developments of 10 units or more or non-residential developments exceeding 1,000m<sup>2</sup>)

**4.22** ~~The previous Unitary Development Plan, adopted in 2006, promoted development of a Science and Business Innovation Park at Cane Hill in Coulsdon. To date the market has not delivered this ambition, but the Council is continuing to explore with key partners, through a masterplan process the option of developing land in Coulsdon for an innovation complex (with associated Enterprise Centre). Following discussion around concepts, layout, design etc, the masterplan process has now reached the stage where market feasibility will be tested.~~

**4.26** The Council will seek to secure a minimum of 20% of the total jobs created by the construction of new development above the set threshold to be advertised exclusively to local residents through the Council's Job Brokerage Service for a specified minimum period. It is expected that best endeavours be used to ensure that the target of 20% employment of local residents is achieved in both construction and end user phase of new qualifying



development. It is expected that the developer will work with the Council to achieve this target

4.27 The Council is committed to training, work placements and apprenticeships and views them as being a sustainable way to improve employment prospects for local people. The Council is determined to ensure that S106 obligations secure placements for local people during the construction phase of building projects and the provision of skills training.

4.234.28 In the face of strong competition from other uses, planning policies giving strong protection for industrial sites have served the borough well in terms of retaining the stock of industrial and warehousing premises and land.<sup>37</sup>

4.244.29 To achieve our vision to ‘...be London’s most enterprising borough ...’ it is essential that Croydon has the capacity to meet expected demand for industrial and warehousing activities. The evidence base indicates that the current supply is tight and predicted to become more so. ~~Whilst the 2008/9 Annual The Croydon Monitoring Report (April, 2015) found that more non-office, class B floor space had been delivered than in the previous year, it also found that, a large amount of employment land (11,684m<sup>2</sup>) had been lost to other uses overall there was a net loss of almost 42,000m<sup>2</sup> of Class B floor space in Croydon between 2011 and 2015.~~

4.254.30 The ‘4 tier’ approach ~~is proposed as it remains a relatively~~ is a strong approach to the protection of industrial capacity

<sup>37</sup> Table 7.3, p.107 – LB Croydon Office, Industrial, Warehousing Land/Premises Market Assessment August 2010)

(in line with Croydon’s ‘restrictive transfer’ status<sup>38</sup>) which supports the South London Waste Plan DPD, yet also offers greater prospects of bringing about investment and renewal of industrial/employment locations, bringing forward new workshops/studios in town centre locations and meeting other policy objectives.

4.264.31 ‘Tier 1’ locations benefit from better separation from nearby residential properties and therefore lend themselves to the highest level of protection for industrial and warehousing activity. Two of the areas, Purley Way (comprising Purley Way North and South) and Marlpit Lane, are also identified as Preferred Industrial Locations in the London Plan – see figure 4.4). ‘Tier 1’ locations due to their strategic function and economic importance will be subject to the highest policy protection to ensure their economic importance is assured.

4.274.32 ‘Tier 2’ Locations are industrial estates where residential development grew up alongside the commercial buildings. This proximity between uses has not resulted in undue harm to residential amenity and therefore, new mixed-use schemes, that are well designed and give priority to the area’s commercial functionality, are acceptable. New Class B1b, B1c, B2 and B8 premises in mixed use developments should be designed to meet the needs of future occupiers and to preclude future conversion to residential use. Mixed use developments in these locations must not result in an increase in operational difficulties for businesses ~~and not result in a net loss of Class B1b, B1c, B2, B8 floor space.~~

<sup>38</sup> The London Plan sets out the approach each borough should take in relation to industrial land. For some boroughs, this means releasing an identified over supply for alternative uses. For Croydon, it means continuing with a more restrictive approach to the transfer of industrial sites to other uses.

'Tier 2' locations also perform an important economic function so will be subject to strong policy protection to ensure their role is assured. \_\_\_\_\_

4.33 The fringes of some Tier 1 and Tier 2 locations within the context of Policy SP3.2 have the potential for transition through development that enables the locations to relate better to their surrounding uses and character. This transition could come in the form of intensification of development, high density development and the introduction of new land uses or mix of land uses.

4.284.34 Extending protection of industrial/warehousing activities to sites falling within town centres ('Tier 3') will help the Council limit the losses in the borough wide stock of such premises. The promotion of new workshops in these locations will also add a greater degree of diversity (and theoretically a greater resilience), to the employment offer of the borough's town centres. However, the Council will adopt a flexible approach to B1 uses (excluding B1a office), leisure, visitor accommodation, and housing and community facilities within Croydon Metropolitan Centre.

4.294.35 The Council is aware that D1 uses can struggle to find suitable premises. This has led, in the past, to situations where 'Tier 1' type premises have been lost to community uses to the detriment of the area's business function. Allowing the change of use or redevelopment of 'Tier 2 and 4' premises that benefit from in the more accessible locations higher public transport accessibility levels (PTAL), to D1 use class activities (non-residential institutions), not only helps safeguard 'Tier 1' and 'Tier 2' for continued industrial uses, it also opens up a significant supply of premises for community uses/groups to consider. Restricting this flexibility to higher PTAL locations means that uses which attract large numbers of visitors will be able to make more use of public transport.

4.36 Likewise Gypsies and Travellers also struggle to find suitable sites for new pitches. To enable provision of sites throughout the Plan period, particularly the last ten years of the Plan period, the development of Tier1 sites to use as Gypsy and Traveller pitches (for those families with a qualified connection to Croydon) will be permitted. In the case of Gypsies and Travellers a qualified connection is defined as being resident on an existing authorised site in Croydon (but with no space to expand), being the parent, grandparent, child, grandchild, brother or sister of a Gypsy or Traveller currently resident in Croydon on an authorised site; or having resided in Croydon on unauthorised sites for a period of not less than five years ending on the date of adoption of the Local Plan. If there is no qualified connection then the use of Tier 1 sites would not be permitted.

4.304.37 In order to demonstrate that there is no demand for a scheme comprised solely of Class B1b and B1c, B2 and B8 uses in Tiers 2, 3 and Tier 4 locations, evidence will need to be submitted that a marketing exercise has been undertaken for a minimum of 18 months. The Council will need to be satisfied that the site has been offered at a price commensurate with the value of the site for the permitted uses and that active promotion has been undertaken by agents marketing the site.

4.38 Where an applicant is proposing a mixed use scheme which involves a reduced amount of Industry and Warehousing space, account will be taken of the proposed end user of the Industry and Warehousing and the nature and type of the proposal in terms of meeting the Plan's vision and the Council's Economic Development Strategy. This will apply to speculative units, of a size and format that analysis shows there to be a shortage of in the borough. Mixed use developments should take account of the health and well-being impact on future residents and the surrounding area and should consider opportunities for the provision of open space and

improved access to community facilities and local services in these locations.

~~4.31 To support Croydon's Community Strategy 2013-2018, one of the six headline priorities is 'A Creative City – a place noted for its culture and creativity – one of the best incubators of new artistic and sporting talent in the country'. The 'We are Croydon – This is our Vision' document states, "The creative sector in Croydon will be a key component of the local economy, fuelling the growing number of arts and cultural enterprises that will help to lead the borough's regeneration and reinforce its reputation as London's most dynamic and enterprising place".~~

**4.324.39** Croydon is good at producing creative talent (BRIT School, College of Art, Dance, Dubstep etc.), but less successful at providing them with a base in the borough<sup>39</sup>. Other London boroughs have been able to address this – e.g. the 'Chocolate Factory' in Hackney and Westbourne Studios in Kensington and Chelsea. Evidence supports promotion and supporting cultural and creative industries to assist in changing Croydon's image<sup>40</sup>.

**4.334.40** The study, 'Understanding and Shaping the Cultural Sector in the London Borough of Croydon, Sept 2010', highlights clusters of creative industries talent in four locations with a recommendation that the Enterprise Centre in CMC act as a flagship for the sector. Developing a central location as a 'hub' will provide a clear signal that Croydon is 'open for creative businesses'.

<sup>39</sup> Understanding and Shaping the Cultural Sector in the London Borough of Croydon, Draft Final Report, September 2010 (Tom Fleming Consultancy),

<sup>40</sup> Understanding and Shaping the Cultural Sector in L.B. Croydon (Draft Final Report) Sept 2010

**4.344.41** The Fairfield Halls is a cultural asset synonymous with Croydon and is also of regional importance therefore its retention and remodelling merits inclusion within the Croydon Local Plan: Strategic Policies.

**4.354.42** Across Croydon, but particularly within Croydon Metropolitan Centre, there are substantial amounts of underused sites/buildings. This usually corresponds with sites that are pending development. The Council considers such sites lying dormant a potential opportunity. Organisations within this sector such as ACAVA (Association for Cultural Advancement through Visual Art) and ACME (providing artists with affordable studio and living space) are experts at making temporary use of such space. Elsewhere in the Strategic Policies other temporary uses are promoted such as urban greening, urban agriculture and providing space for community groups.

**4.364.43** As well as encouraging new activity in this sector, it is essential that the Council continues to protect existing capacity for activities such as theatres, cinemas, art galleries etc. This is supported by Policy Action 2.1 of the London Mayor's Cultural Metropolis Strategy.

**4.374.44** Derelict sites and buildings can impact on the perception of the borough and the visual quality of the public realm. They can have an adverse impact on community safety owing to lack of active frontages. A policy to encourage creative and cultural uses can enhance the public realm to help build social cohesion, support cultural diversity and engender a sense of safety and belonging as well as helping this sector to grow in the borough.

#### Town Centres

**4.384.45** The process of conducting town centre health checks should ensure that the role of the borough's town centres and their

relationships to one another is fit for purpose and adequately supports the London network of town centres and the borough's convenience and comparison retail needs. Centres can be reclassified in the light of subsequent reviews or alterations to future LDF DPDs. Changes to the upper tiers in the network (Major and above) should be coordinated first through the London Plan.

**4.394.46** The objective to direct town centre uses to existing centres (because of their higher levels of accessibility and ability to support multiple purpose trips) remains central to government policy in the National Planning Policy Framework and provides justification for this policy. The mix of uses in each centre will be determined by factors such as existing clusters of activity (e.g. vibrant evening economy, grouping of large offices, presence of higher education providers, etc.) as well as other designations. For example, both Crystal Palace and Croydon Metropolitan Centre are identified in the Sub-Regional Development Framework, South London, 2006 (Table 1D.3), as Primary Locations for future visitor accommodation.

**4.404.47** Croydon Metropolitan Centre (CMC) has the highest level of regional and sub-regional accessibility in the borough. The case for it to be the principal location for the town centre uses is supported by the importance attached to CMC in the London Plan. The Council is committed to facilitating development within Croydon Metropolitan Centre. Therefore, the Council will seek to strengthen Croydon's role as a Metropolitan Centre and adopt a flexible approach to B1 uses (office, light industry and research & development) retail, leisure (including evening/night economy uses), visitor accommodation, and housing and community facilities within Croydon Metropolitan Centre. This flexible approach will be supplemented by the Croydon Opportunity Area Framework and the Council's masterplans that apply to the Croydon Metropolitan Centre. Policies in the Transport and Communications section to

improve Wi-Fi connectivity and mobile phone bandwidth will support this policy.

**4.414.48** Furthermore, changing the town centre hierarchy as set out in Croydon's Unitary Development Plan to the hierarchy set out in the London Plan brings the Strategic Policies into general conformity with the regional plan. Development in Croydon Metropolitan Centre will be promoted in accordance with the London Plan designation as an 'Opportunity Area, 'a Metropolitan Centre', a 'Potential Outer London Development Centre' for 'Strategic Office' and 'Higher Education' uses and in accordance with its status as a 'Strategic Cluster of Night-Time Activity with Regional/Sub-Regional Importance'.

**4.424.49** Regular town centre 'health checks' form part of the Council's promotional role and help to ensure boundaries, policies and classifications remain relevant. The nature of planned growth in the borough over the plan period could necessitate the need to provide additional town centres. Conversely, other centres which face challenges resulting from changes in retailing (growth in online shopping, competition from out-of-town retail, etc.) may require consolidation.

**4.50** In addition to London Plan town centre hierarchy Neighbourhood Centres have been identified. These offer the opportunity for clusters of uses, in particular community uses, to emerge or be supported by planning policy. The identification of Neighbourhood Centres goes beyond recognising centres solely for their retail function, but for the wider role they play in supporting the local community.

**4.434.51** Croydon is in competition for inward investment with other parts of London, notably the Thames Gateway and the M4 corridor (the Western Wedge). It also competes with centres in

Surrey and West Sussex and to do so successfully, the stock of commercial premises needs to be improved. Policy SP4 (Urban Design & Local Character) will also help Croydon to retain/attract new job opportunities.

**4.444.52** It is anticipated that the level of reduction in retail vacancies will be achieved through the regeneration of Croydon as a Metropolitan Centre and through a mixture of new lettings and redevelopments of town centre sites. Within Croydon Metropolitan Centre, the Opportunity Area Planning Framework will address this point and the uptake of approximately 15,500m<sup>2</sup> floor space alone could equate to the provision of approximately 800 additional jobs. For the District and Local Centres the proposed reduction in vacancy would equate to an uptake of approximately 16,000m<sup>2</sup> floor space and provision of approximately 850 additional jobs. ~~The forthcoming Croydon Local Plan: Detailed Policies and Proposals DPD will consider the case for a ‘small shops/affordable retail’ policy to help Croydon retain and develop an independent retail sector. It will also consider detailed policy matters such as designating ‘Main’ and ‘Secondary Retail Frontages’.~~

**4.454.53** The demand for office space in the borough over the period 2013 to 2031 is for between 29,440 sq. m and 91,840 sq. m .It is estimated that there is potential for 60,010 sq. m of space. This space requirement is of a similar scale to that estimated for the 2010 Employment Land Review. The majority of this office space demand, (90%), is projected to be for prime locations within the Croydon Metropolitan Centre. In the vicinity of East Croydon station, within the New Town area (as defined in the OAPF) and Croydon being identified as a strategic outer London office location in the London Plan means this area is the borough’s most attractive to commercial developers. Therefore, development in this area is encouraged to be office based (in full or part) and it is required that office development is explored fully as part of any development

~~proposal. Potential growth in Croydon Metropolitan Centre (CMC) of 95,000m<sup>2</sup> of new or refurbished office floor space would equate to up to 8,000 additional jobs (full-time equivalents) and within the District Centres would equate to up to 400 additional jobs (full-time equivalents).~~ This growth and protection will increase the opportunities for employment in CMC, support its urban renewal and contribute to the Croydon Local Plan: Strategic Policies' spatial vision of being London's most enterprising borough.

## 5. A Place to Belong

### *A Place to Belong picture break*

**5.1** The content of this section is related to the vision theme of Croydon as 'A Place to Belong'. It looks at local character, community facilities and education 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.

## Urban Design and Local Character

### Where we are now

**5.2** The key issues to be addressed to ensure Croydon's spatial vision is realised are:

- Improving the image of Croydon is important in attracting new investment and encouraging people to want to live and work in the borough.
- Poor public realm, due to dominance of the car, vacant sites and empty shops and street furniture and adverts accumulating over the years make it unattractive and difficult to navigate and add to perceptions of poor safety.
- With growth, the public realm needs to be sustainable, adapting to climate change, robust and multifunctional, providing well designed, connected open spaces where people want to be, and assisting in the establishment of healthy, safe and cohesive communities.
- Croydon needs to ensure protection of its heritage assets and their settings, to retain local distinctiveness and character.
- New development will need to be designed to respect the local character and distinctiveness.

### Where do we want to be

**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.

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

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

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

## How we are going to get there

### Policy SP4: Urban Design & Local Character

**SP4.1** The Council will require development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities. The Council will apply a presumption in favour of development provided it meets the requirements of Policy SP4 and other applicable policies of the development plan.

**SP4.2** The Council will require development to:

- a) Be informed by the distinctive qualities, identity, topography and opportunities of the relevant Places of Croydon;
- b) Protect Local Designated Views, Croydon Panoramas, the setting of Landmarks, other important vistas and skylines; and
- c) Enhance social cohesion and well being.

**SP4.3** Planning applications in areas identified in SP4.5 as suitable for tall buildings must be supported by an elevation plan of the roof.

#### Croydon Opportunity Area

**SP4.4** In Croydon Opportunity Area the Council will support high quality, high density developments that are tailored to and help to protect or establish local identity.

#### Tall Buildings

**SP4.5** Proposals for tall buildings will be encouraged only in the Croydon Opportunity Area, areas in District Centres and locations where it is in an area around well-connected public transport

interchanges and where there are direct physical connections to the Croydon Opportunity Area, Croydon Metropolitan Centre or District Centres. Detailed criteria for the assessment of tall buildings, consideration of the appropriateness of tall buildings on individual sites, and/or in District Centres, will be contained in the Croydon Local Plan: Detailed Policies and Proposals DPD. Furthermore the Croydon Opportunity Area Planning Framework should be referred to when considering the location and design of tall buildings in the Croydon Opportunity Area.

**SP4.6** Some locations within the areas listed in SP4.5 will be sensitive to, or inappropriate for tall buildings and applications for tall buildings will be required to:

- a) Respect and enhance local character and heritage assets;
- b) Minimise the environmental impacts and respond sensitively to topography;
- c) Make a positive contribution to the skyline and image of Croydon; and
- d) Include high quality public realm in their proposals to provide a setting appropriate to the scale and significance of the building and the context of the surrounding area.

#### Public Realm

**SP4.7** The Council will work with partners (including private land owners) to improve the public realm within the borough.



**SP4.8** The Council with its partners will improve Croydon's public realm to respect, enhance, create local character and distinctiveness, and integrate with the historic environment.

**SP4.9** The Council will establish a hierarchy of places and key strategic roads as part of a public realm framework which will guide the delivery of public realm improvements to assist regeneration focusing on Croydon's Metropolitan, District, and Local Centres, Conservation Areas and key strategic roads.

**SP4.10** The Council will establish guidelines for materials and layout for the public realm as part of the borough's public realm framework.

#### Character, Conservation and Heritage

**SP4.11** The Council and its partners will promote the use of heritage assets and local character as a catalyst for regeneration and cohesion and to strengthen the sense of place.

**SP4.12** The Council and its partners will respect, and optimise opportunities to enhance, Croydon's heritage assets, their setting and the historic landscape, including through high quality new development and public realm that respects the local character and is well integrated.

**SP4.13** The Council and its partners will strengthen the protection of and promote improvements to the following heritage assets and their settings<sup>41</sup>:

- a) Statutory Listed Buildings;

- b) Conservation Areas;
- c) Registered Historic Parks and Gardens;
- d) Scheduled Monuments;
- e) Archaeological Priority Areas;
- f) Local List of Buildings of Historic or Architectural Importance;
- g) Local List of Historic Parks and Gardens;
- h) Local ~~Areas of Special Character~~ Heritage Areas
- i) Local Designated Views;
- j) Croydon Panoramas; and
- k) Local Designated Landmarks

**SP4.14** The Council will maintain a regularly updated schedule of Croydon's designated heritage assets and locally listed heritage assets.

**SP4.15** The Council and its partners will promote improvements to the accessibility of heritage assets to allow enjoyment of the historic environment for all.

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<sup>41</sup> A full list of heritage assets can be found in Appendix 5

## Proposed amendments to the Policies Map

Each of the designations set by this policy are shown on the *draft Policies Map*. These designations are generally the same as the designations of the same name on the current adopted Policies Map accompanying the Croydon Local Plan: Strategic Policies. However there are a number of proposed amendments to the boundaries. These changes are summarised in Table 5.1 and Table 5.2.

**Table 5.1 Local Heritage Areas**

<u>Name</u>	<u>New</u>
<u>Addiscombe College Estate (formerly Inglis Road LASC)</u>	<u>✓</u>
<u>Auckland Road</u>	<u>✓</u>
<u>Beatrice Avenue</u>	<u>✓</u>
<u>Bingham Road</u>	<u>✓</u>
<u>Birdhurst Road</u>	<u>✓</u>
<u>Bishops Walk</u>	<u>✓</u>
<u>Brighton Road (Purley)</u>	<u>✓</u>
<u>Campden Road and Spencer Road</u>	<u>✓</u>
<u>Chipstead Valley Road (St Dunstan's Cottages)</u>	<u>✓</u>
<u>Henderson Road</u>	<u>✓</u>
<u>Ingatestone Road</u>	<u>✓</u>
<u>Laud Street area</u>	<u>✓</u>
<u>London Road (Broad Green)</u>	<u>✓</u>
<u>London Road (Norbury) (formerly St Helen's LASC)</u>	<u>✓</u>
<u>Pollards Hill South</u>	<u>✓</u>

<u>Name</u>	<u>New</u>
<u>Portland Road Market Parade</u>	<u>✓</u>
<u>Portland Road Terraces</u>	<u>✓</u>
<u>South End with Ye Market</u>	<u>✓</u>
<u>St Peter's Road</u>	<u>✓</u>
<u>Station Approach (Coulsdon)</u>	<u>✓</u>
<u>Stoats Nest Village</u>	<u>✓</u>
<u>Stuart Crescent</u>	<u>✓</u>
<u>The Dutch Village</u>	<u>✓</u>
<u>Thornton Heath High Street</u>	<u>✓</u>
<u>Upper Shirley Road</u>	<u>✓</u>

**Table 5.2 Amendments to Croydon Panoramas, Local Designated Views and Landmarks**

<u>Name</u>	<u>New</u>	<u>Amended</u>	<u>Unchanged</u>	<u>De-designated</u>
<b><i>Croydon Panoramas</i></b>				
<u>From Addington Hills of Croydon Metropolitan Centre</u>		<u>✓</u>		
<u>From Biggin Hill of Croydon Metropolitan Centre</u>			<u>✓</u>	
<u>From Croham Hurst looking south west, of Purley and the Downs</u>	<u>✓</u>			
<u>From Farthing Downs of Coulsdon</u>		<u>✓</u>		
<u>From Norwood Grove of Croydon Metropolitan Centre</u>		<u>✓</u>		

<u>Name</u>	<u>New</u>	<u>Amended</u>	<u>Unchanged</u>	<u>De-designated</u>
<u>From land adjacent to Parkway and North Downs Crescent of Addington Palace and Shirley Hills</u>	✓			
<u>From Pollards Hill of Croydon Metropolitan Centre</u>		✓		
<u>From Purley Way Playing Field of Croydon Metropolitan Centre</u>			✓	
<u>From Riddlesdown of Kenley</u>	✓			
<u>From Ross Road of Ikea Towers</u>		✓		
<u>From Kenley Common of Riddlesdown</u>	✓			
<b><u>Local Designated Views</u></b>				
<u>From Crown Hill of Croydon Minster</u>			✓	
<u>From Farthing Downs of Cane Hill</u>		✓		
<u>From George Street of No 1 Croydon, George Street</u>			✓	
<u>From Heathfield of Selsdon and New Addington</u>	✓			

<u>Name</u>	<u>New</u>	<u>Amended</u>	<u>Unchanged</u>	<u>De-designated</u>
<u>From High Street of the Clock tower, Thornton Heath</u>	✓			
<u>From Addiscombe Road by Sandilands Tramstop of No1 Croydon</u>	✓			
<u>From High Street south west, of the Clock Tower, South Norwood</u>	✓			
<u>From North End of the Town Hall Clock Tower, Croydon</u>			✓	
<u>From Oliver Grove of the Clock tower, South Norwood</u>	✓			
<u>From Roman Way south of Croydon Minster</u>	✓			
<u>From South Norwood Hill of the Shirley Windmill</u>	✓			
<u>From Park Hill of Croydon Metropolitan Centre</u>	✓			
<u>From Selsdon Road of St. Peter's Church</u>		✓		

<u>Name</u>	<u>New</u>	<u>Amended</u>	<u>Unchanged</u>	<u>De-designated</u>
<u>From Woodcote Grove Road of Cane Hill and St. Andrews Church</u>	✓			
<u>From Limpsfield Road, near Wentworth Way of All Saints' Church</u>	✓			
<u>From High Street north east, of the Clock Tower, South Norwood</u>	✓			
<u>Brighton Road to Cane Hill</u>				✓
<u>New Addington to Addington Palace</u>				✓
<u>Portnalls Road to St Andrew's Church</u>				✓
<u>From Church Street of Whitgift Almshouses</u>	✓			
<u>From Roman Way north of Croydon Minster</u>	✓			
<b><u>Landmarks</u></b>				
<u>Cane Hill Water Tower</u>	✓			
<u>Clock tower, High Street, Thornton Heath</u>	✓			
<u>Clock tower, Station Road, South Norwood</u>	✓			
<u>Croydon Minster</u>	✓			

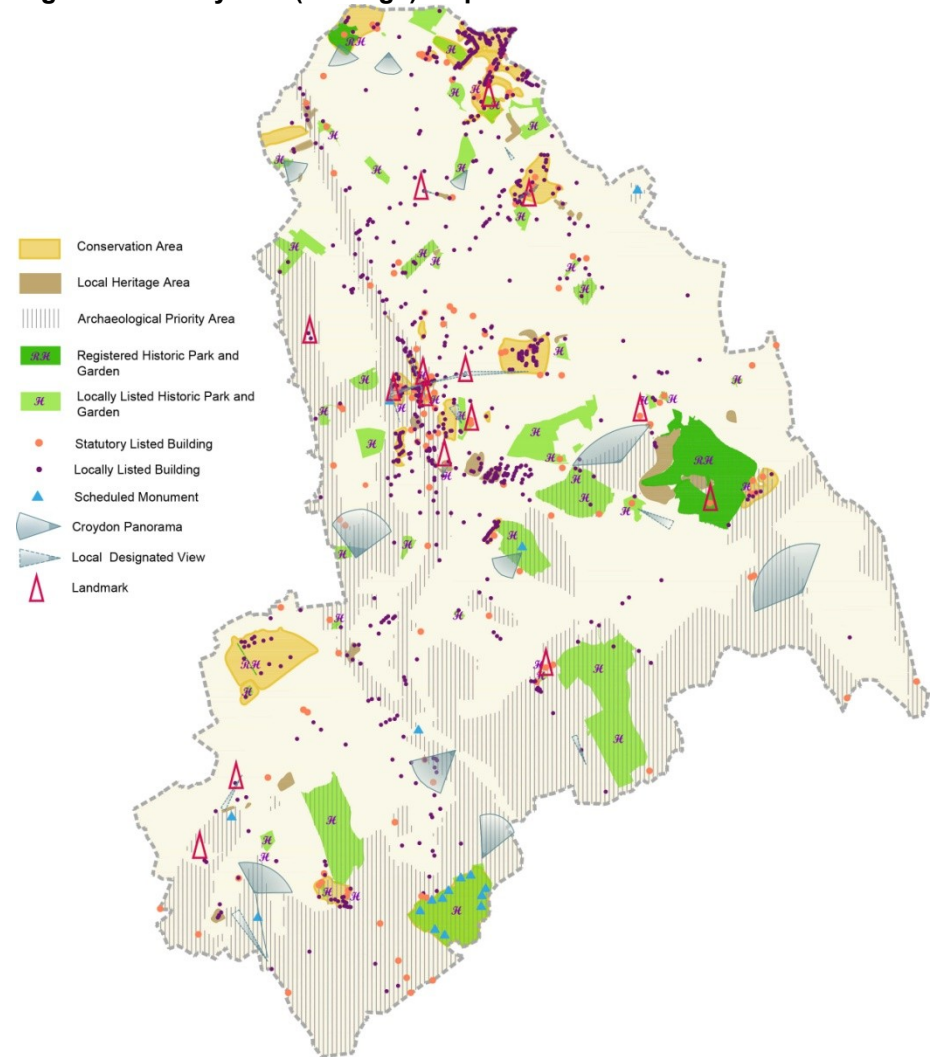
<u>Name</u>	<u>New</u>	<u>Amended</u>	<u>Unchanged</u>	<u>De-designated</u>
<u>Ikea Towers, part of the former power station</u>			✓	
<u>No1 Croydon, George Street</u>			✓	
<u>NTL Mast, South Norwood Hill</u>			✓	
<u>St. Peter's Church, St. Peter's Road, South Croydon</u>	✓			
<u>The Town Hall Clock Tower, Croydon</u>			✓	
<u>Park Hill Water Tower</u>			✓	
<u>All Saints' Church Sanderstead</u>	✓			
<u>Addington Palace</u>	✓			
<u>Shirley Windmill</u>	✓			
<u>Whitgift Almshouses, North End</u>	✓			
<u>St Andrew's Church, Woodmansterne Road, Coulsdon</u>	✓			

## What it will look like

Figure 5.1 Policy SP4 (Public Realm) map



Figure 5.2 Policy SP4 (Heritage) map



## **Why we have taken this approach**

**5.3** The National Planning Policy Framework sets out the requirements for the protection and enhancement of the borough's heritage assets.

**5.4** Croydon's vision is to 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, and recognises the value of heritage assets and their contribution to local character.

### Urban Design

**5.5** Croydon has been designated in the London Plan as an Opportunity Area, therefore it is critical that the borough addresses the implications of this growth through the Strategic Policies. Robust urban design policies are necessary for Croydon to encourage significant levels of growth in a sustainable way and ensure new development respects local character and the historic and natural landscape, including established suburban residential areas and open spaces.

**5.6** National policy refers to the importance of good design and that DPDs should include policies that ensure development is sustainable, responds to local context and is visually attractive.

**5.7** The Equalities Analysis advises that the Strategic Policies should ensure the well-being of new communities by promoting good standards of design, and address the impacts of growth on ethnic minority communities by including policies that support diversity, equality and access for all.

### Croydon Opportunity Area

**5.8** The Croydon Opportunity Area will be an area of significant growth and renewal. In this context, with available land and renewal opportunity, the substantial amount of new dwellings planned will require high density development and a number of tall buildings, all of high quality in order to deliver successful places.

### Tall Buildings

**5.9** To manage the more intense areas of growth, the Croydon Local Plan: Strategic Policies needs policies setting out an approach to tall buildings. This is supported by CABE and Historic England's Advice Note 4 on Tall Buildings, 2015, which promotes a development plan-led approach to tall buildings. In assessing the appropriateness of locations for tall buildings, Policy SP1.3 and the capacity of existing infrastructure, or the capacity to grow with further sustainable infrastructure investment, should be considered.

**5.10** In the context of this policy a tall building is one that is significantly taller than most of the surrounding buildings or in excess of six storeys or 25m. The height at which buildings will be considered 'tall' on individual sites, together with detailed criteria for assessing the design and impact of tall buildings and consideration of the appropriateness for tall buildings on individual sites or in District Centres will be set out in the Croydon Local Plan: Detailed Policies and Proposals DPD. This DPD will take account of the Croydon Opportunity Area Planning Framework and adopted Masterplans.

**5.11** The London Plan states that tall and large buildings should be part of a strategic approach to changing or developing an area and should not have an unacceptably harmful impact on their surroundings. It also states that ideally tall buildings should form part of a cohesive group that enhances the skyline and improves legibility of the area.

**5.12** The London Plan includes a policy on implementing the London View Management Framework, (LVMF). Whilst the LVMF does not include any protected views in or from Croydon, Local Designated Views and Croydon Panoramas are identified in the Appendix 5. The London Plan states that “Tall buildings should not impact on local or strategic views adversely”, which justifies the requirement to sustain Local Views, Croydon Panoramas, the setting of Landmarks and other important vistas and skylines. All views are accessible and are indicated in Figure 5.2, Policy SP4 (Heritage) map, ~~and~~ on the Places maps and on the draft Policies Map.

**5.13** The topography and landscape of Croydon is characterised by wooded hillsides with hillside ridges and valleys. The potential visual impact of tall and large buildings; therefore, requires careful consideration.

**5.14** The Croydon Opportunity Area Planning Framework (COAPF) and the Croydon Local Plan: Detailed Policies and Proposals DPD will provide detailed policies for tall buildings. The COAPF identifies areas that are appropriate for tall buildings in the Croydon Opportunity Area.

#### Public Realm

**5.15** In order to achieve Croydon's vision to be London's most enterprising borough it is essential that Croydon's public realm reflects this aspiration and is welcoming, simple, clean, accessible, sustainable, well managed and maintained. To encourage a new residential community and business to the Croydon Opportunity Area and District Centres, the public realm needs to be improved.

**5.16** The public realm policies are in conformity with local, regional and National Planning Policy.

**5.17** The National Planning Policy Framework advocates attractive, inclusive and safe environments. Croydon's adopted Supplementary Planning Document No. 3: Community Safety also provides guidance which will help achieve Croydon's vision for creating safer places.

**5.18** The public realm needs to be well maintained if it is to ensure civic pride, sense of belonging, encourage regeneration and reduce the perception of crime. The London Plan and SPD No. 3: Community Safety endorses this policy.

**5.19** Greater London Authority's mapping identified parts of the borough as being deficient in access to nature. In areas where land availability minimises the opportunity to address this, the priority will be for public realm enhancements that improve connectivity to existing green open spaces and soft landscaped areas in locations such as the Croydon Metropolitan Centre, District and Local Centres. Additional Green Grid policies provide further support to meet this aim. By ensuring easy access for all, this will encourage the increased use of facilities within open spaces and District and Local Centres helping to regenerate areas, encourage natural surveillance, making places feel safer and improving wellbeing.

**5.20** In order to ensure that the local distinctiveness is respected and enhanced, new public realm improvements will need to be in keeping with the identified character and in line with the Borough Character Appraisal.

**5.21** Many of Croydon's Places experience segregation caused by the transport network. This policy focuses on improving access to places most people visit or pass through.

**5.22** The public realm framework includes areas where most of the community will interact. The District and Local Centres and the

main connecting roads between the District Centres i.e. the routes that people travel which inform their perception of a place.

**5.23** Creating a public realm framework enables resources to be allocated in order of priority, while the use of guidance allows resources to be creatively and efficiently matched in a sustainable manner to each place. This policy will ensure resources are focussed to achieve smart growth through continued regeneration and inward investment.

#### Character, Conservation and Heritage

**5.24** The protection and enhancement of Croydon's heritage assets in line with National Planning Policy Framework is essential to achieve the 'We are Croydon' long-term vision. Conservation of the historic environment contributes to making Croydon sustainable by ensuring that new development enhances and integrates with the local distinctiveness and character of the Places of Croydon. †

**5.25** In the context of the protection and enhancement of Croydon's heritage assets the Council has de-designated Local Areas of Special Character and has designated Local Heritage Areas (LHAs). LHAs are distinctive locally significant heritage assets that have been designated as a result of their heritage and architectural or townscape or landscape value. LHAs are characterised by their locally recognised distinctive and particularly high quality examples of more familiar types of local historic development. These form a more robust basis for the protection and enhancement of the borough's character and heritage. All LHAs are accessible and are indicated in Figure 5.2, Policy SP4 (Heritage) map and the *draft Policies Map*.

**5.245.26** Alongside Historic England the Council has undertaken a review of the borough's Archaeological Priority Areas (APA's) to align with Historic England's (London) methodology and

categorisation, which determines the likelihood of the presence of articles of archaeological importance. The APA's are identified on the *draft Policies Map*.

**5.255.27** The Croydon Local Plan: Detailed Policies and Proposals DPD will address issues in relation to the detailed application of the Croydon Local Plan: Strategic Policies on heritage assets in the borough.

**5.265.28** In order to maintain Croydon's heritage assets the borough needs to maintain lists of these to ensure regular monitoring to identify where further protection is required in line with the National Planning Policy Framework and the London Plan.

**5.275.29** Encouraging access to heritage assets and assisting in the understanding of Croydon's heritage will help to create a sense of belonging.



## Community Facilities and Education

### Where we are now

**5-285.30** The main issues for the provision of community facilities and education facing Croydon are that:

- An increasing population will put more pressure on existing community facilities and is likely to require the provision of more.
- Over time the types of community facilities provided will need to change to reflect demographic change – the population becoming older and more ethnically diverse, more people living alone and changing lifestyles.
- There are, and will be changes to public policy on service provision and co-location of services.
- There will be a need to accommodate 1,900 extra burials in Croydon by 2031 in the borough.

### Where we want to be

**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.

**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.

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

## How we are going to get there

### Policy SP5:Community Facilities

**SP5.1** The Council will have a presumption in favour of new development provided it is in accord with Policy SP5 and other applicable policies of the development plan and it contributes to the provision of infrastructure and community facilities through Community Infrastructure Levy and planning obligations requirements.

#### Health and wellbeing

**SP5.2** The Council and its partners will create and safeguard opportunities for healthy, fulfilling and active lifestyles by:

- a) Working in partnership with the health authorities to improve health in Croydon;
- b) Ensuring new developments provide opportunity for healthy living by the encouragement of walking and cycling, good housing design, sufficient open space and opportunity for recreation and sound safety standards;
- c) Improving education and skills training in Croydon and encouraging life-long learning; and
- d) Promoting the growth and expansion of further and higher education to improve skills and act as a driver of growth and enterprise in the local economy.

**SP5.3** The Council and its partners will encourage the creation of healthy and liveable neighbourhoods by:

- a) Ensuring the provision of a network of community facilities,

providing essential public services; and

- b) Protecting existing community facilities that still serve, or have the ability to serve, the needs of the community.

#### Providing new community facilities

**SP5.4** The pattern, scale and quality of community and education facilities will be adjusted:

- a) To meet the evolving needs of the community
- b) To improve service provision
- c) To support housing and employment growth

**SP5.5** Community facilities will be well designed and located so as to be accessible to all sections of the community where they provide an on-site service. The Council and its partners will encourage and plan for the co-location of services where this provides convenience to the user and resource efficiency and can be achieved in a timely way. Detailed location and site allocation policies will be set out in the Croydon Local Plan: Detailed Policies and Proposals DPD.

**SP5.6** The Council will support and enable the provision and improvement of places of worship. Criteria for this will be set down in the Croydon Local Plan: Detailed Policies and Proposals DPD.

**SP5.7** The Council will support the temporary occupation of empty buildings and cleared sites for community uses where they contribute to regeneration and enhance the character of the area.

#### Burial space

**SP5.8** The Council will plan and provide additional space for burials. The site or sites will be selected through a study and should meet the following criteria;

- a) Meet burial needs until at least 2031 and be of sufficient size for that purpose;
- b) Be suitable for burial of all groups and faiths;
- c) Be accessible to all sections of the community; and
- d) Meet technical requirements for burial including the avoidance of risk to aquifers.

#### Education and skills

**SP5.9** The Council will support investment in the improvement and expansion of primary and secondary schools and special schools to meet the needs of the community and its growing population.

**SP5.10** The Council will support investment in new schools by identifying sites for new schools in the Croydon Local Plan: Detailed Policies and Proposals DPD.

**SP5.11** Children's Centres and pre-school facilities will be provided, enhanced and updated in alignment with the growing population.

**SP5.12** The Council will support the growth and improvement of further and higher education in the borough and in particular seek to bring a university or 'multiversity' to Croydon. Subject to progress the Croydon Local Plan: Detailed Policies and Proposals DPD will define a campus location at a suitable site with high public

transport accessibility.

**SP5.13** The Council will seek to encourage the new university/multiversity to be a centre for innovation, enterprise and associated employment.

**SP5.14** The Council will support skills training and further education of residents by modernising and enhancing the quality of libraries, assisting home learning and training at work, and supporting adult education and training.

**SP5.15** The Council will work with higher and further education services to better provide for the needs of employment and life enhancement training.

## Why we have taken this approach

**5.295.31** The National Planning Policy Framework states that infrastructure provision is part of planning for prosperity. New housing, employment and other development brings with it additional requirements for community facilities. Government policy has enabled Councils to raise resources in support of social infrastructure through a Community Infrastructure Levy and through planning obligation agreements. Evidence of the needs for additional infrastructure is provided in the accompanying Infrastructure Delivery Plan and will be further specified in the Community Infrastructure Levy (CIL). This policy, as a first step, specifies the principle that Croydon will use a CIL to aid the funding of community infrastructure.

### Health and wellbeing

**5.305.32** Creating opportunities for healthier and more active lifestyles is part of evolving national policy, recently reaffirmed in the Government's White Paper on public health. The creation of opportunities requires local action jointly between the health, care and local planning authorities. Croydon's Sustainable Community Strategy endorses the need to help people stay healthy and independent so that they can improve their own health and wellbeing.

**5.315.33** Creating a safe home and physical environment whilst encouraging physical exercise will have a positive impact on the physical and mental health of residents, workers and visitors to Croydon.

**5.325.34** London and borough policies all seek to improve the education, training and skills levels of the population to improve their quality of life, increase life-long opportunities for employment and to improve the competitiveness of national, regional, and local

economies. Local strategic policy is required to embed these educational, training and skills objectives into sustainable spatial development in Croydon.

**5.335.35** Croydon's level of skills at degree level and above is now less than the London average. It is a disincentive to inward investment for high knowledge industry and investment. To overcome these deficiencies and to increase opportunities for degree level education and enhanced training for skills, the expansion of higher and further education is to be encouraged. In particular, the attraction of a university or complex of university facilities to Croydon is seen as important and was envisaged in the 'We are Croydon' Vision. This will require in time the expansion of existing colleges and the provision of a new university complex in or near Croydon Metropolitan Centre. The London Plan identifies Croydon Opportunity Area as a Strategic Outer London Development Centre for higher education.

**5.345.36** Local planning authorities are asked to ensure that infrastructure is provided in support of existing and growing communities. Modern society needs a wide range and network of facilities provided locally to support the population in its health, safety, sport, leisure, education and meeting place needs. The precise needs of these services vary but an essential requirement is that they are located so as to be reasonably accessible to the diverse population they serve.

**5.355.37** The pattern and extent of existing health facilities, schools and colleges, indoor and outdoor leisure, libraries, halls and of schools and Children's' Centres is described in the accompanying Infrastructure Delivery Plan. The pattern of service provision will need to change over time to reflect changing needs caused by demographic change (aging, more people living alone, more children, a more ethnically diverse population and changing

lifestyles). Additionally the process of growth creates service pressures for more public service outlets in the community. The policy gives positive support for physical changes to accommodate more and improved community facilities.

**5-365.38** The expected growth in the borough's population means complementary community facilities will be required. In addition to seeking opportunities to provide new facilities, the Council will protect existing community facilities where they still serve, or have the ability to serve the needs of the community. The community facilities are largely outlined in the Croydon Infrastructure Delivery Plan. The needs of the community evolve, for example the borough's public houses have come under considerable pressure in recent years and are now considered a community facility. Whereas the borough has an over provision of care homes, residential homes and nursing homes, so these are no longer considered a community facility to be protected by policy.

**5-375.39** Provision and ease of access to health and community facilities have positive impacts on wellbeing and healthcare. Such facilities need to be accessible to all sections of the community, including those without a car, the disabled or others with social, economic or physical characteristics limiting their mobility. Where possible services will be co-located so as to enable multi-purpose trips, reduce the need to travel and for the convenience of the user. Additionally the service providers through co-location will be able to share spaces and services and to reduce capital and revenue costs. This policy is supported by Policy SP8 (Transport and Communication).

**5-385.40** Public satisfaction with local neighbourhoods increases with ready access to sport and leisure facilities. Likewise the probability of people enjoying an active and healthy lifestyle increases with access to leisure and sporting facilities.

#### Providing new community facilities

**5-395.41** Croydon has a wide range of faith groups, many of which for demographic and other reasons are growing and in need of new or expanded accommodation both for worship and for associated education, social and assembly needs. The Council will, as a general principle, enable development of this nature at appropriate and accessible locations. Detailed policy on this will be specified in the Croydon Local Plan: Detailed Policies and Proposals DPD.

**5-405.42** The extensive need for community facilities, together with pressure on public and voluntary sector resources requires that resources are used carefully. Empty buildings and premises offer a low cost, if temporary, source of supply for some community facilities to commence their function pending a more permanent solution. Not all empty buildings will be suitable for community uses, for example where there is a shortage of parking or they are adjacent to noise sensitive uses. A policy to encourage temporary uses can enhance the public realm to help build social cohesion, support cultural diversity and engender a sense of safety and belonging.

#### Burial Grounds

**5-415.43** A burial needs study on behalf of the borough shows a need to accommodate 10,000 deaths by 2031 with a resultant need for 1,900 new burial spaces. The London Plan urges boroughs to consider supplying burial grounds close to the communities they serve. The criteria for site selection is identified in the Croydon Local Plan: Detailed Policies and Proposals DPD. The final site(s) selected through the study will be allocated in the forthcoming Croydon Local Plan: Detailed Policies and Proposals DPD.

#### Education and skills

**5.425.44** The quality of educational facilities needs continual renewal and improvement to meet modern standards. Additionally, the educational estate needs to be expanded to meet the requirements arising from housing and demographic growth and to fulfil the objectives of Croydon's Sustainable Community Strategy. This will require both the expansion of existing schools and the provision of new schools. This is further described in the Infrastructure Delivery Plan. Sites for additional schools will be identified in the Croydon Local Plan: Detailed Policies and Proposals DPD.

**5.435.45** The Council has a demographic model and methodology to estimate the need for form expansion in the state sector which is described in more detail in the Infrastructure Delivery Plan.

**5.445.46** The needs of children with learning difficulties or behavioural problems also requires physical improvement and expansion with more children educated close to home in the borough rather than further afield. Specialist provision is thus required in both existing and in special schools.

**5.455.47** Croydon Council has recently provided 26 Children's Centres in line with current requirements. Over the period of the Plan these centres will need to be renewed and adapted to meet changing pre-school needs. At the same time housing growth will bring additional demands and in due course call for expansion of Children's Centres or other pre-school facilities. The principle of such expansion and adaptation is established in this policy.

**5.465.48** Universities and university sites with multiple university representation (multiversities), have a track record for innovation and technical developments, many of which have commercial applications. One purpose for establishing a University

or multiversity in Croydon is to provide the opportunity for the direct application of new technologies in young and growing enterprises. For this reason Policy SP5.13 establishes the principle that university presence in Croydon should be in a form and in a place with space and opportunity for there to be adjoining centre(s) of innovation.

**5.475.49** In a fast changing world, the skills needed for employment and wider knowledge, require constant informal and formal learning throughout life. The Council as part of its effort to raise the quality of life for its residents will continue to support this process through the work of the Adult Learning and Training Service, the provision of a central and hub libraries of an improving standard and through partnership with the higher education colleges. The end result is to give opportunities for and to stimulate life-long learning, as envisaged in Croydon's Sustainable Community Strategy.



## 6.A Place with a Sustainable Future

### *A Place with a Sustainable Future picture break*

**6.1** The content of this section is related to the theme of Croydon as 'A Place with a Sustainable Future.' It considers how the borough can become a sustainable, well connected place and an environment prepared for the impacts of a changing climate.



## Environment and Climate Change

### Where we are now

**6.2** The key issues that the borough faces in terms of planning for climate change up to 2031 are:

- Climate change is a global issue with impacts that are felt most acutely at the local level in terms of more extreme weather including hotter summers and periods of heavy rainfall.
- There is a Council target of a 34% reduction in carbon emissions in Croydon by 2025.
- 25% of the heat and power used in London must be generated through the use of localised decentralised energy systems by 2025.
- Croydon is ranked the 4th settlement in England most susceptible to surface water flooding.
- The London Plan sets a target for the capital to become 85% self-sufficient in managing waste by 2020.
- If Croydon town centre undergoes intensive development, more aggregate recycling facilities may be required to minimise waste and its transportation.

### Where we want to be

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

**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.

## How we are going to get there

### Policy SP6:Environment and Climate Change

**SP6.1** In order to reduce green house gas emissions and deliver development that is adaptable in a changing climate the Council will apply a presumption in favour of development provided applications meet the requirements of Policy SP6 and other applicable policies of the development plan.

#### Energy and carbon dioxide (CO<sub>2</sub>) reduction

**SP6.2** The Council will ensure that future development makes the fullest contribution to minimising carbon dioxide emissions in accordance with the London Plan energy hierarchy (use less energy, supply energy efficiently and use renewable energy), to assist in meeting local, London Plan and national CO<sub>2</sub> reduction targets. The Council will promote the development of district energy networks where opportunities exist due to high heat density<sup>42</sup> or an increase in heat density brought about by new development. This will be achieved by:

- a) Requiring high density<sup>43</sup> residential developments of 20 or more units to incorporate site wide communal heating systems
- b) Requiring major development<sup>44</sup> to be enabled for district energy connection<sup>45</sup> unless demonstrated not to be feasible or financially viable to do so.

<sup>42</sup> 55 residential units or 1,000 m<sup>2</sup> commercial development per hectare

<sup>43</sup> 55 residential units per hectare for developments of over 100 homes; 75 units per hectare for developments of 20 or more but under 100 homes

<sup>44</sup> 10 or more residential units, a site of 0.5 hectares or more or 1,000 m<sup>2</sup> commercial development

#### Sustainable design and construction

**SP6.3** The Council will seek high standards of sustainable design and construction from new development, conversion and refurbishment to assist in meeting local and national CO<sub>2</sub> reduction targets. This will be achieved by:

- a) Requiring new-build residential development of fewer than 10 units to achieve the national technical standard for energy efficiency in new homes (2015). This is set at a minimum of 19% CO<sub>2</sub> reduction beyond the Building Regulations Part L (2013);
- b) Requiring new-build residential development of 10 units or more to achieve the London Plan requirements or National Technical Standards (2015) for energy performance, whichever the higher standard;
- c) Requiring all new-build residential development to meet a minimum water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G;-
- d) Requiring conversions and changes of use of existing buildings providing more than 10 new residential units to achieve a minimum of BREEAM Domestic Refurbishment Very Good rating or equivalent;
- e) Requiring new build non-residential development of 500m<sup>2</sup> and above to achieve a minimum of BREEAM Excellent

<sup>45</sup> Enablement for district energy connection incorporates provision of a communal heating system operating to defined temperatures with a suitable on site space for associated heat connection plant and pipe connection to the perimeter of the site. Further guidance to be provided in the Croydon Local Plan: Detailed Policies and Proposals DPD.

standard or equivalent;

f) Requiring conversions and changes of use to non-residential uses with an internal floor area of 500m<sup>2</sup> and above to achieve a minimum of BREEAM Very Good standard or equivalent;

g) Requiring new build, conversions and change of use non-residential development of 1000m<sup>2</sup> and above to achieve a minimum of 35% CO<sub>2</sub> reduction beyond the Building Regulations Part L (2013); and

h) Requiring development to positively contribute to improving air, land, noise, and water quality by minimising pollution, with detailed policies to be included in the Croydon Local Plan: Detailed Policies and Proposals DPD.

i) Requiring new build development to consider the incorporation of innovative sustainable construction techniques

~~a) Requiring new build residential development to achieve a minimum of Level 4 of the Code for Sustainable Homes or equivalent;~~

~~b) Requiring conversions and changes of use of existing buildings providing more than 10 new residential units to achieve a minimum of EcoHomes Very Good rating or equivalent;~~

~~c) Requiring new build non-residential development of 500m<sup>2</sup> and above to achieve a minimum of BREEAM Excellent standard or equivalent;~~

~~d) Requiring conversions and changes of use to non-residential uses with an internal floor area of 500m<sup>2</sup> and above to achieve a~~

~~minimum of BREEAM Very Good standard or equivalent; and~~

~~e)) Requiring development to positively contribute to improving air, land, noise and water quality by minimising pollution, with detailed policies to be included in the Croydon Local Plan: Detailed Policies and Proposals DPD.~~

### Flooding, urban blue corridors and water management

**SP6.4** The Council, as a Lead Local Flood Authority, will work in partnership with the Environment Agency, community groups, water and highways infrastructure providers, developers and other Lead Local Flood Authorities to reduce flood risk, protect groundwater and aquifers, and minimise the impact of all forms of flooding in the borough. This will be achieved by:

a) Applying the Sequential Test and Exception Test where required;

a)b) Requiring major developments in Flood Zone 1 and all new development within Flood Zones 2 and 3 to provide site specific Flood Risk Assessments proportionate with the degree of flood risk posed to and by the development, taking account of the advice and recommendations within the Council's Strategic Flood Risk Assessment and Surface Water Management Plan;

b)c) Requiring all development, including refurbishment and conversions, to utilise sustainable drainage systems (SuDs) to reduce surface water run-off and provide water treatment on site; and

c)d) Requiring development proposals to account for possible groundwater contamination in Source Protection Zones 1 and 2.

**SP6.5** The Council and its partners will promote the implementation of 'Urban Blue Corridors', enabling a network of multifunctional spaces and corridors that provide safe routes and storage for flood water within the urban environment. This will be achieved by:

a) Supporting schemes that make space for water in flood

events;

b) Supporting schemes to de-culvert sections of the River Wandle, Norbury Brook and Caterham Bourne;

c) Preserving and enhancing landscape, heritage and culture through protection and access improvements to the borough's ponds, open water and water heritage sites; and

d) Maximising opportunities to establish overland flow paths, surface water ponding areas, urban watercourse buffer areas and multi-use flood storage areas in locations of high surface water flood risk and critical drainage areas.

### Waste management

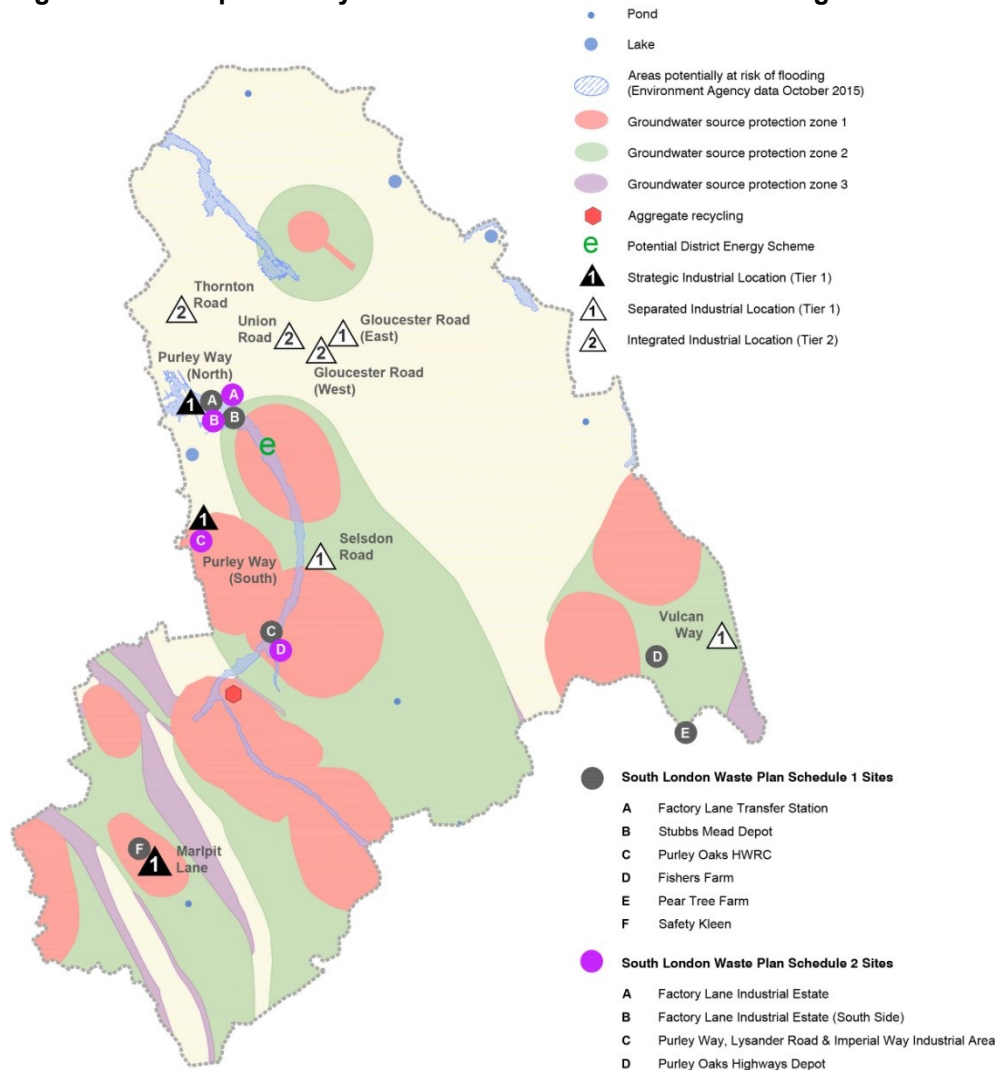
**SP6.6** The Council supports the objectives of sustainable waste management set out in the London Plan and national policy. The Council will identify the necessary capacity in collaboration with the neighbouring boroughs of Merton, Kingston and Sutton to maximise self-sufficiency in managing the waste generated within the four boroughs. This will be achieved through the South London Waste Plan DPD and any further revisions.

### Minerals

**SP6.7** The Council will support schemes for aggregate recycling facilities within the borough and seek to reduce the environmental impact of aggregates by supporting the enhancement and development of aggregate recycling facilities where there is no significant detriment to local amenity (see Policy SP8 regarding freight movement and railheads).

## What it will look like

Figure 6.16.4 Map of Policy SP6 Environment and Climate Change



## Why we have taken this approach

### Energy and carbon dioxide (CO<sub>2</sub>) reduction

**6.3** In 2012, the London Borough of Croydon was responsible for 1,544 kilo tonne of carbon dioxide (CO<sub>2</sub>) emissions<sup>46</sup>. While this level of emissions is eighth highest across the 33 London Boroughs, total emissions from Croydon's homes are the second highest across the boroughs. The London Plan includes a target to reduce CO<sub>2</sub> emissions by 60% by 2025 and the Climate Change Act sets out that emissions will be reduced by 80% by 2050 (based on 1990 levels). The Croydon Climate Change Mitigation Action Plan<sup>47</sup> sets out targets for reducing borough wide CO<sub>2</sub> emissions. A key part of this action plan is the minimisation of CO<sub>2</sub> emissions arising from new and existing buildings, through sustainable design and construction and low/zero carbon energy generation. This approach is embedded in the 'We Are Croydon Vision'<sup>48</sup>.

**6.3** The borough of Croydon produces 1,660 ktCO<sub>2</sub> (Kilo tonnes Carbon dioxide)<sup>49</sup> 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 and the Climate Change Act sets out that emissions will be reduced by 80% by 2050 (based on 1990 levels). The Croydon Climate Change Mitigation Action Plan<sup>50</sup> explains how the borough will achieve these reductions. A key part of this will be achieved through reducing CO<sub>2</sub> emissions from new and existing buildings through sustainable design and construction

<sup>46</sup> Department of Energy & Climate Change, UK local authority and regional carbon dioxide emissions national statistics: 2005-2012

<sup>47</sup> Croydon Council "Croydon Climate Change Mitigation Action Plan" 2010

<sup>48</sup> We Are Croydon vision (page 45)

<sup>49</sup> Department of Energy & Climate Change National Indicator 186 results 2008

<sup>50</sup> LBC Climate Change Mitigation Action Plan

and low carbon/zero carbon energy generation. This approach is embedded in the 'We Are Croydon' Vision<sup>54</sup>.

6.4 The Sustainable Design and Construction Evidence Base<sup>52</sup> and District Energy Feasibility Study<sup>53</sup> highlights that there is significant potential, in the form of high heat densities, for district energy. National planning policy and the London Plan support the development of district energy as a cost effective means of achieving low (and zero) carbon development in urban areas. The national technical standards (2015) for new housing and the London Plan set minimum levels for CO<sub>2</sub> reduction. The London Plan also allows for the offsetting of residual CO<sub>2</sub> emissions where it can be demonstrated that it is not feasible to achieve the required CO<sub>2</sub> target fully onsite. Development applications proposing the utilisation of biomass heating systems or biomass combined heat and power systems will be required to provide appropriate information to allow assessments to be made of the effectiveness of measures to minimise the impact on local air quality..

~~6.4 The Sustainable Design and Construction Evidence Base<sup>54</sup> and District Energy Feasibility Study<sup>55</sup> make clear that there is significant potential, in the form of high heat density, for district energy. National planning policy supports the delivery of renewable and low carbon energy and district energy supports the progressive tightening of energy standards set out in the Building Regulations. By 2016 dwellings will have to be 'zero carbon' which sets a minimum level of CO<sub>2</sub> reduction that must be achieved by on-site~~

<sup>54</sup> We Are Croydon vision (page 45)

<sup>52</sup> LBC Sustainable Design and Construction Evidence Base 2010 (page 58-61)

<sup>53</sup> AECOM District Energy Feasibility Study 2009

<sup>54</sup> LBC Sustainable Design and Construction Evidence Base 2010 (page 58-61)

<sup>55</sup> AECOM District Energy Feasibility Study 2009

~~measures, with the remaining emissions then offset via 'Allowable Solutions' off-site. Combined Heat and Power (CHP) and district energy solutions are a cost effective means of achieving these targets in urban areas<sup>56</sup>. The proposed Croydon Opportunity Area district energy scheme would be based on gas-fired CHP technology. While this cannot achieve 'zero carbon' on its own it would help meet developers' CO<sub>2</sub> reduction targets up to 2016. From 2016 on-site CO<sub>2</sub> reduction targets could require offsetting emissions via 'Allowable Solutions' or the increased application of renewable energy technologies. Development applications proposing the utilisation of biomass heating systems or biomass Combined Heat and Power systems will be required to provide appropriate information to allow assessments to be made of the effectiveness of measures proposed to reduce emissions of oxides of nitrogen and particulate matter.~~

#### Sustainable design and construction

6.5 Adoption of the National Technical Standards (2015) and London Plan requirements will ensure that new developments achieve high standards of environmental performance which address: energy/water consumption, environmental impact of materials, waste, surface water run-off, pollution, construction management, ecology and occupant health and wellbeing. The design of developments should maximise the potential to use innovative construction technologies, pre-fabrication elements and sustainable materials alongside the use of recycled materials as referred to in the Mayor's SPG on 'Sustainable Design and Construction' (2014). A requirement for major refurbishments and conversions to meet the National Technical Standards (2015) and London Plan requirements will ensure that opportunities to

<sup>56</sup> A cost review of the Code for Sustainable Homes, February 2007 (pages 9-28) and Cost Analysis of the Code for Sustainable Homes, July 2008 (pages 10-14)

modernise and improve Croydon's existing buildings are maximised. Overall, this approach will help meet the objectives set out in Croydon's Climate Change Mitigation Strategy and Climate Change Adaptation Strategy.

~~6.5 Requiring a particular level of the Code for Sustainable Homes and the Building Research Establishment Environmental Assessment Method (for non-residential buildings) will ensure new developments achieve high standards of environmental performance which addresses: energy/water consumption, environmental impact of materials, waste, surface water run-off, pollution, construction management, ecology and occupant health and wellbeing. The requirement for Level 4 of the Code for Sustainable Homes and BREEAM Excellent is supported by policies in the London Plan and Croydon's Sustainable Design and Construction Evidence Base and Affordable Housing Viability Study. A requirement for major refurbishments and conversions to meet high environmental standards is promoted in the London Plan<sup>57</sup> and needed to ensure that opportunities to modernise and improve Croydon's existing buildings are maximised, which in turn helps to meet the objectives set out in Croydon's Climate Change Mitigation Strategy and Climate Change Adaptation Strategy.~~

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<sup>57</sup> London Plan Policy 5.4

### Flooding, urban blue corridors and water management

~~6.6 The Strategic Flood Risk Assessment (SFRA, 2009) identifies the main risks of fluvial flooding in the vicinity of the Norbury Brook through Thornton Heath and Norbury and through Kenley, Purley and Waddon along the Brighton Road and Godstone Road valleys and around the culverted River Wandle<sup>58</sup>. The SFRA also highlights areas of historical sewer flooding and groundwater flooding. New development in areas of known flood risk (including sewer flooding and groundwater flooding), will be expected to assess the degree of flood risk posed to and by the development, taking account of the advice and recommendations within the Council's Strategic Flood Risk Assessment, Surface Water Management Plan, related evidence base documents and national/regional policy. The SFRA was used to sequentially test housing sites in the Strategic Housing Land Availability Assessment. Further sequential testing of sites will come forward as a part of the Croydon Local Plan: Detailed Policies and Proposals DPD. The Strategic Flood Risk Assessment for Croydon, Sutton, Merton and Wandsworth (SFRA, 2015) identifies the main risks of fluvial flooding in the vicinity of the Norbury Brook through Thornton Heath and Norbury and through Kenley, Purley and Waddon along the Brighton Road and Godstone Road valleys and around the culverted River Wandle<sup>59</sup>. Croydon has been ranked the 4th settlement in England most susceptible to surface water flooding<sup>60</sup>. The Surface Water Management Plan (SWMP) identifies parts of the borough to be particularly susceptible to surface water flooding, including Brighton Road through Purley up to Central~~

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<sup>58</sup> SFRA Appendix A, Figure 4 Environment Agency Flood Map

<sup>59</sup> SFRA Appendix A Figure 2.1

<sup>60</sup> National Rank Order of Settlements Susceptible to Surface Water Flooding, Defra 2009

Croydon and the A22 Godstone Road<sup>61</sup>. The SFRA identifies significant episodes of surface water flooding at Purley Cross, Kenley Station, Brighton Road Coulsdon, Hamsey Green, Purley Oaks Road, Norbury and Thornton Heath<sup>62</sup>. The SFRA also identifies areas in the borough where groundwater may occur and where groundwater may come close to the ground surface<sup>63</sup>. Croydon experienced severe flooding in 2014 associated with the Caterham Bourne and high groundwater levels.

**6.7** The Surface Water Management Plan (SWMP) highlights surface water flood risk in a number of the valleys in the south of the borough<sup>64</sup>. Croydon is ranked the 4th settlement in England most susceptible to surface water flooding<sup>65</sup>. The SFRA<sup>66</sup>, SWMP scoping report<sup>67</sup>, Sustainable Design and Construction Evidence Base and policies in the London Plan<sup>68</sup> recommend the application of sustainable urban drainage (SUDs) to ameliorate flood risk, improve water management and reduce surface water run off. Due to the geology of the borough, certain areas may be unsuitable for several types of SUDs techniques, such as soakaways and

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<sup>61</sup> London Borough of Croydon Surface Water Management Plan, Phase 1 Scoping Study – Final Draft (page 23)

<sup>62</sup> SFRA Appendix A Figure 2.3

<sup>63</sup> SFRA Appendix A Figure 2.4

<sup>64</sup> London Borough of Croydon Surface Water Management Plan, Phase 1 Scoping Study – Final Draft (page 23)

<sup>65</sup> London Borough of Croydon Surface Water Management Plan, Phase 1 Scoping Study – Final Draft (page 7)

<sup>66</sup> London Boroughs of Wandsworth, Merton, Sutton and Croydon Strategic Flood Risk Assessment – Level 1 Final Report (pages 55-61)

<sup>67</sup> London Borough of Croydon Surface Water Management Plan, Phase 1 Scoping Study – Final Draft (page 58)

<sup>68</sup> London Plan Policy 5-13

swales<sup>69</sup>. The SFRA and SWMP can be used to guide which SUDs will be the most suitable based on site specific considerations. New development in areas of known flood risk from all sources of flooding will be expected to assess the degree of flood risk posed to and by the development, taking account of the advice and recommendations within the Council's Strategic Flood Risk Assessment, Surface Water Management Plan, related evidence base documents and national/regional policy.

**6.8** The requirement to utilise SUDs in all development, including those in low risk areas, is in view of the fact that surface water from one area of a catchment may contribute towards enhanced flood risk in another area of that catchment. In addition, flood events are expected to become more frequent and more significant in the future as the U.K.'s climate changes and this requirement will go some way to adapting to this change. The installation of SUDs, such as green roofs, can have several additional benefits: increasing biodiversity and urban cooling, providing additional open space in built up areas and improvements to water quality. Flood Risk Assessments will highlight site specific issues and help inform the best solutions to reduce flood risk and improve water management. The flooding Sequential Test and Exception Test should be applied to planning applications at risk of flooding, which have not been allocated in the Croydon Local Plan: Detailed Policies and Proposals. Sites included in the Detailed Policies and Proposals will still be required to undertake Site Specific Flood Risk Assessments to demonstrate developments will not increase flood risk elsewhere and will be safe for the lifetime of the development. Further sequential testing of sites will come forward as a part of the Croydon Local Plan: Detailed Policies and Proposals DPD.

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<sup>69</sup> Croydon Council – Evidence Base for Sustainable Design and Construction Policies (pages 31 and 94-96)



6.9 The SFRA, SWMP scoping report<sup>70</sup>, Sustainable Design and Construction Evidence Base and policies in the London Plan<sup>71</sup> recommend the application of sustainable urban drainage (SuDs) to ameliorate flood risk, improve water management and reduce surface water run-off. The Council, as the Local Planning Authority and the Lead Local Flood Authority, is required to ensure that SuDS are implemented in all major developments. The requirement to utilise SuDS in all development, including those in low risk areas, is in view of the fact that surface water from one area of a catchment may contribute towards enhanced flood risk in another area of that catchment. In addition, flood events are expected to become more frequent and more significant in the future as the U.K.'s climate changes and this requirement will go some way to adapting to this change. The installation of SuDS, such as green roofs, can have several additional benefits: increasing biodiversity and urban cooling, providing additional open space in built-up areas and improvements to water quality. Flood Risk Assessments will highlight site specific issues and help inform the best solutions to reduce flood risk and improve water management. The Level 2 SFRA and SWMP can be used to guide which SuDS will be the most suitable based on site specific considerations.

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<sup>70</sup> face Water Management Plan, Phase 1 Scoping Study – Final Draft (page 7)

<sup>71</sup> –London Boroughs of Wandsworth, Merton, Sutton and Croydon Strategic Flood Risk Assessment – Level 1 Final Report (pages 55-61)

<sup>71</sup> –London Borough of Croydon Surface Water Management Plan, Phase 1 Scoping Study – Final Draft (page 58)

<sup>71</sup> –London Plan Policy 5.13

<sup>74</sup> –Croydon Council – Evidence Base for Sustainable Design and Construction Policies (pages 31 and 94-96)

**6.96.10** A Department of Environment, Food and Rural Affairs (DEFRA) commissioned research report, involving Croydon Council, entitled 'Developing Urban Blue Corridors' proposes tackling pluvial flood risk in a more innovative and strategic manner through the establishment of a network of multifunctional spaces for water<sup>72</sup>. It propounds the establishment of safe flood corridors and setting development back from natural overland flow paths and ponding areas. Establishing a network of multifunctional spaces and corridors for flood water provides additional opportunities for improving biodiversity, recreation, urban cooling and access improvements to ponds and open water sites such as South Norwood Lake and Waddon Ponds. The approach is supported by policy within the London Plan<sup>73</sup>. The Croydon Local Plan: Detailed Policies and Proposals DPD will set detailed policies for establishing Urban Blue Corridors in Croydon.

**6.106.11** The Environment Agency has defined Source Protection Zones (SPZs), for groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity the greater the risk. A formation of chalk underlies Croydon. Fractures in the chalk rock allow groundwater to collect and flow underground. They also allow large quantities of groundwater to be brought to the surface through pumping of wells. The water from these wells supplies over 70% of Croydon's drinking water, and should be protected to ensure water is available to current and future generations. Considerate planning is needed so that development does not have

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<sup>72</sup> URS Scott Wilson, Kingston University and Croydon Council. 'Developing Urban Blue Corridors Scoping Study Final Report' (March 2011). Report for DEFRA.

<sup>73</sup> London Plan Policies 5.10, 5.11, 5.12, 5.13, 7.27, 7.28, 7.30

a detrimental effect on the public's valuable water resource.

Through this package of measures Croydon has the potential to reduce urban diffuse pollution in its water bodies and help improve the ecological status of the borough's surface waters such as the River Wandle, Norbury Brook and Caterham Bourne.

#### Waste management

**6-116.12** The Council has developed the South London Waste Plan DPD with the neighbouring boroughs of Kingston, Merton and Sutton. The Waste Plan forms part of each borough's Local Development Framework and ensures that collectively, the boroughs meet the London Plan, national and EU requirements. Detailed planning policies for the assessment and delivery of new waste management facilities are set out in the South London Waste Plan DPD. Policy 5.16 of the London Plan seeks to manage as much of London's waste within London as practicable; working towards managing the equivalent of 100 per cent of London's waste within London by 2031 and creating positive environmental and economic impacts from waste processing working towards zero biodegradable or recyclable waste to landfill by 2031. Within this context, the London Plan emphasises that boroughs should maximise self sufficiency. The London Plan provides updated guidance and revised waste apportionment that the South London Waste Plan will seek to meet.

**6-126.13** When considering planning applications for new waste management facilities, the Council will have regard to the policies of the South London Waste Plan DPD, the site selection criteria to be set out in the Croydon Local Plan: Detailed Policies and Proposals DPD and the additional location criteria set out in the London Plan and national policy. Within Croydon, some Strategic Industrial Locations have been identified as potentially suitable for waste management facilities and are identified in the South London Waste Plan DPD.

#### Minerals

**6-136.14** An aggregates company has access to a rail head at Purley. Whilst the borough has no minerals for extraction the levels of growth envisaged over the plan period will require sustainable means with which to transport and distribute aggregates as well as recycling aggregates.

## Green Grid

### Where we are now

**6-146.15** The key issues that the borough faces in terms of planning for green space up to 2031 are:

- 50% of the borough's residential areas are located more than 400m from a local park.
- Pressure on existing green spaces and play areas are likely to increase with the levels of growth planned for urban areas in the borough.
- Croydon lacks areas of open water e.g. lakes, rivers and large ponds.
- Due to limited land availability there are significant gaps in the access to nature in the northern parts of the borough.
- There is a combined allotment waiting list across Croydon of approximately 600 people.

### Where we want to be

**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.

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

**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.

## How we are going to get there

### Policy SP7:Green Grid

**SP7.1** In order to deliver new and enhanced green infrastructure commensurate with growth the Council will apply a presumption in favour of development provided applications assist in the delivery of a Green Grid and meet the requirements of Policy SP7 and other applicable policies of the development plan.

#### Green spaces

**SP7.2** The Council will protect and safeguard the extent of the borough's Metropolitan Green Belt, Metropolitan Open Land and local green spaces.

The Council will establish a network of multi-functional open spaces, a 'Green Grid', comprising those parts of the All London Green Grid together with other green spaces within the borough as shown in Figure 6.2

**SP7.3** Figure 6.2 and Section 7 – The Places of Croydon ~~The Places of Croydon~~. The Council and its partners will:

- a) Seek the provision and creation of new green spaces. With particular focus for areas deficient in access to nature, play areas, and publicly accessible recreational open space;
- b) Improve access and links to and through green spaces to encourage walking, cycling and horse-riding;
- c) Assist in the delivery of the Mayor's All London Green Grid through the implementation of the London Downlands and Wandle Valley Area Frameworks;
- d) Maintain and improve the quality, function and offer of open spaces across the borough for all users; and

- e) Maximise opportunities for street tree planting, green roofs, green walls and green landscaping to assist urban cooling in a changing climate.

#### Biodiversity

**SP7.4** The Council and its partners will enhance biodiversity across the borough, assist ecological restoration and address spatial deficiencies in access to nature by:

- a) Protecting and enhancing sites of importance for biological and geological diversity;
- b) Improving the quality of current sites through habitat management;
- c) Exploring options to increase the size of wildlife areas of existing sites and creating new areas for wildlife;
- d) Enhancing connections between, or joining up sites, either through direct physical corridors, or through a series of linked sites;
- e) Reducing the pressures on wildlife and sensitive sites by improving the wider environment around wildlife sites by establishing buffer areas; and
- f) Promoting the naturalisation of landscapes and the enhancement of Croydon's natural landscape signatures.

#### Productive landscapes

**SP7.5** The Council and its partners will support the role of productive landscapes by:

- a) Protecting and enhancing allotments, community gardens and woodland; and
- b) Supporting food growing, tree planting and forestry, including the temporary utilisation of cleared sites; and encouraging major residential developments<sup>74</sup> to incorporate edible planting and growing spaces at multiple floor levels; and
- c) Ensuring landscaping is flexible so that spaces may be adapted for growing opportunities.

**Proposed amendments to the Policies Map**

Each of the designations set by this policy are shown on the *draft Policies Map*. These designations are generally the same as the designations of the same name on the current adopted Policies Map accompanying the Croydon Local Plan: Strategic Policies. However there are a number of proposed amendments to the boundaries. However there are a number of amendments. These changes are summarised in Table 6.1

**Table 6.16-4 Amendments to Green Grid designations**

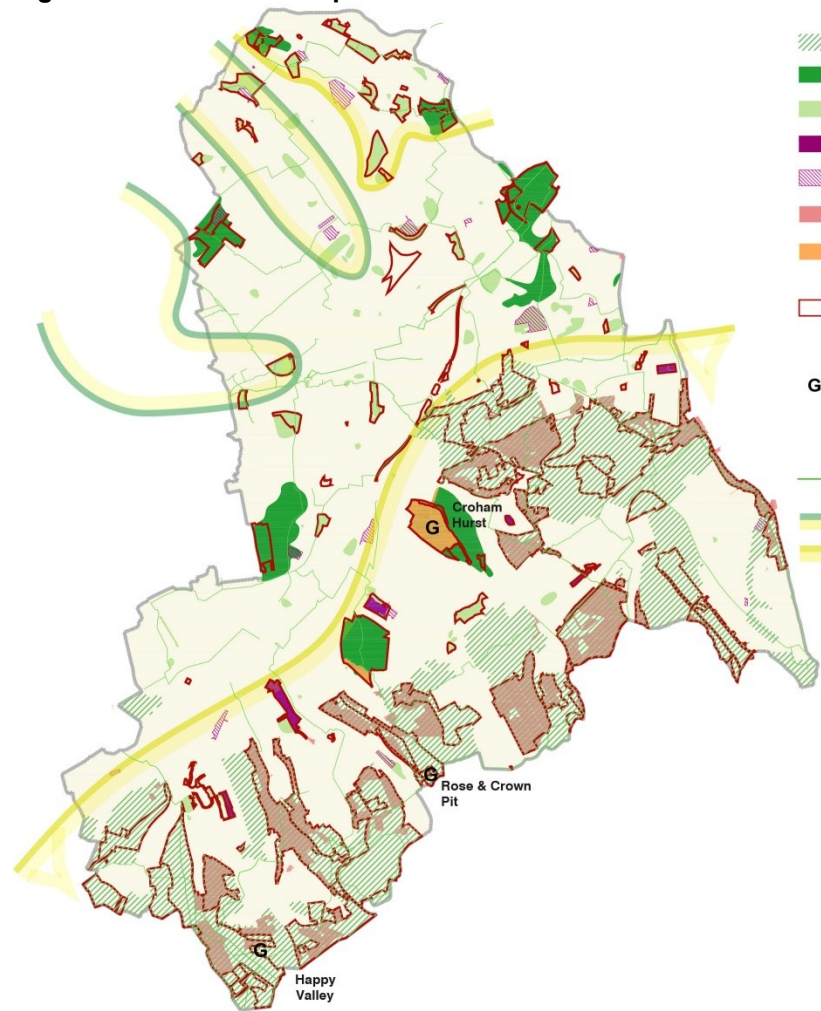
<u>Place</u>	<u>Designation changed from Metropolitan Green Belt to Metropolitan Open Land</u>	<u>Additions to Metropolitan Green Belt or Metropolitan Open Land</u>	<u>De-designation of Metropolitan Open Land that does not meet the criteria for designation</u>
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<sup>74</sup> 10 or more residential units or a site of 0.5 hectares

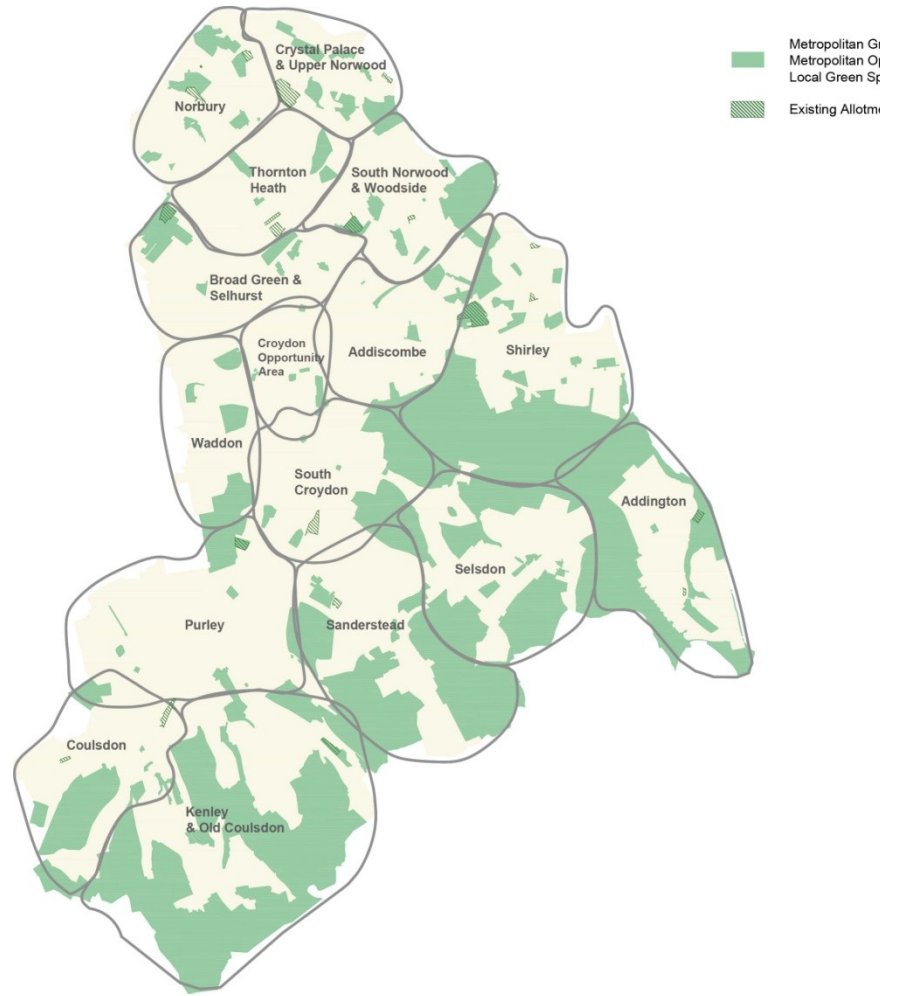
<u>Place</u>	<u>Designation changed from Metropolitan Green Belt to Metropolitan Open Land</u>	<u>Additions to Metropolitan Green Belt or Metropolitan Open Land</u>	<u>De-designation of Metropolitan Open Land that does not meet the criteria for designation</u>
<u>Addington</u>		<u>✓</u>	
<u>Addiscombe</u>			
<u>Broad Green &amp; Selhurst</u>			
<u>Coulsdon</u>		<u>✓</u>	
<u>Croydon Opportunity Area</u>			
<u>Crystal Palace &amp; Upper Norwood</u>			
<u>Kenley &amp; Old Coulsdon</u>		<u>✓</u>	
<u>Norbury</u>			
<u>Purley</u>	<u>✓</u>		
<u>Sanderstead</u>	<u>✓</u>	<u>✓</u>	
<u>Selsdon</u>	<u>✓</u>	<u>✓</u>	
<u>Shirley</u>		<u>✓</u>	<u>✓</u>
<u>South Croydon</u>	<u>✓</u>		
<u>South Norwood &amp; Woodside</u>			
<u>Thornton Heath</u>			
<u>Waddon</u>			

# What it will look like

Figure-6.2 Green Grid map



- Policy Areas**
- Metropolitan Green Belt
- Metropolitan Open Land
- Local Green Space
- Woodland on Local Green Space
- Existing Allotments
- Woodland & Agricultural Land
- Woodland & Agricultural Land Metropolitan Open Land
- Sites of Biodiversity Value: Sites of Nature Conservation Sites of Special Scientific Interest Local Nature Reserves
- Regionally important geological geomorphological sites
- G**
- Improvement Programme**
- Existing and Proposed Green and connections
- Wandle Valley Regional Park
- Downland Regional Park



## Why we have taken this approach

### Green spaces

**6.156.16** The Green Grid concept aims to link environmental assets with existing and future proposed communities through a connected, easily accessible open space network. The Council will use the Green Grid concept to ensure that the access, quality and function of the borough's existing green space is maximised, as well as attempting to provide new green space via enabling development. Croydon's Green Grid policies support the Green Arc vision of "Bringing the Big Outdoors closer to people through the creation of an extensive and attractive and valued recreational landscape of well-connected and accessible countryside around London, for people and wildlife". The Council will ensure that the natural signatures of the borough are maintained and enhanced in accordance with Natural England's 'London Landscape Framework.'

**6.166.17** The Council will protect and safeguard Metropolitan Green Belt and Metropolitan Open Land as per national policy and the policies of the London Plan. Local green spaces which make a contribution to the borough's heritage value, visual character, recreational opportunities, tranquillity, and amenity qualities will be protected and safeguarded. Further policy detail will be set out in the Croydon Local Plan: Detailed Policies and Proposals DPD detailing a hierarchy of green spaces with subsequent designations added to the Proposals Map. Saved policy RO8 'Protecting Local Open Land' (Croydon Replacement Unitary Development Plan, 2006), is retained prior to a review as part of the development of the Croydon Local Plan: Detailed Policies and Proposals DPD. Local Open Land designations shall remain on the Proposals Map until such time that they are amended or replaced by policy within the Croydon Local Plan: Detailed Policies and Proposals DPD. These amendments will reflect the approach set out in the National

Planning Policy Framework, London Plan and All London Green Grid Supplementary Planning Guidance.

**6.176.18** In 2009 an 'Open Space Assessment'<sup>75</sup> and 'Outdoor Recreation Needs Report' was prepared for the Council and identified over 50% of the borough's residential areas as being deficient in access to all forms of open space (as defined by the superseded Planning Policy Guidance Note 17). These deficiencies are particularly pronounced in the north of the borough, in areas such as East Croydon, Thornton Heath and Broad Green. Assessments of the quality of Croydon's existing open spaces indicated, that in the south, where large areas of accessible countryside is found, they were of higher quality than other areas, with the lowest quality spaces located in the central areas of the borough. With the existing deficiency in some areas, along with limited opportunities to create more open space and a growing population, protection of the existing provision of open space and maximisation of its benefits will be vitally important.

**6.186.19** Areas where the public realm is predominantly hard-surfaced (e.g. Croydon Opportunity Area and the District Centres) contribute to the heat island effect. Methods of cooling and climate change adaptation are promoted through the Green Grid policy. Green roofs, sustainable urban drainage systems (SuDS), street trees and green/soft landscaping measures can all contribute to cooling in urban areas.

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<sup>75</sup> Open Space Needs Assessment and Open Spaces Assessment Standards Report (2009)

## Biodiversity

**6.196.20** The policy approach to biodiversity is informed by 'Making Space for Nature'<sup>76</sup> and is consistent with national planning policy for biodiversity and geological conservation and guidance from the Department for Environment, Food and Rural Affairs<sup>77</sup>. The policy seeks to enhance the resilience and coherence of Croydon's ecological network. The Greater London Authority's 'Access to Nature' mapping shows a good distribution of natural and semi-natural green space provision in the south of the borough where larger sites are located. These policies in combination with the borough's Biodiversity Action Plan and London's Downlands Green Grid Area Framework will enable biodiversity conservation and improvements in access to nature to be more easily and consistently integrated into other strategic plans and projects.

## Productive landscapes

**6.206.21** The London Plan includes several strategic policies promoting productive landscapes<sup>78</sup> and encourages London boroughs to identify other potential spaces that could be used for commercial food production or for community gardening, including allotments and orchards. The concept of productive landscapes goes beyond food production to include community gardens, sustainable forestry, urban farms and urban agriculture plots, where commodities such as flowers can be produced. Productive landscapes encourage healthy eating, physical activity outdoors,

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<sup>76</sup> Lawton, J.H., Brotherton, P.N.M., Brown, V.K., Elphick, C., Fitter, A.H., Forshaw, J., Haddow, R.W., Hilborne, S., Leafe, R.N., Mace, G.M., Southgate, M.P., Sutherland, W.J., Tew, T.E., Varley, J., & Wynne, G.R. (September 2010) Making Space for Nature: a review of England's wildlife sites and ecological network. Report to Defra.

<sup>77</sup> DEFRA Guidance for Local Authorities on Implementing the Biodiversity Duty (March 2011)

<sup>78</sup> London Plan (Policies 2.18, 5.10, 5.11 and 7.22)

greater biodiversity, regeneration of derelict or underused urban spaces (which can improve the perceived or actual safety of an area), increased community cohesion and the potential for economic development through learning new skills and exploring commercial options for dealing with surplus produce<sup>79</sup>.

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<sup>79</sup> Good planning for good food - How the planning system in England can support healthy and sustainable food (Sustain, 2011)



## Transport and Communication

### Where we are now

**6.216.22** The main issues in terms of planning for transport and communication up to 2031-2036 are:

- The population of the borough is expected to rise by approximately 30,00078,000 by 20312036, with over 7,00010,000 homes being proposed for the Croydon Opportunity Area, which will increase pressure on all transport services.
- Croydon is part of the 'Coast to Capital' Local Enterprise Partnership (LEP), which aims to increase business and employment in the area which would put additional pressure on transport services.
- There is a need to encourage more active and sustainable transport in order to reduce road congestion, which contributes to air pollution and is a cause of climate change, tackle rising obesity and associated conditions and improve both quality of life and quality of place.
- As well as the many people requiring access, there is a large amount of freight movement on Croydon's road network and hence a need to ensure that the efficient movement of people and goods is maintained.
- Less people regularly cycle in Croydon than in the rest of London and Croydon Metropolitan Centre has been identified as the London Metropolitan Centre with the greatest potential for cycling.
- There is the opportunity to improve Wi-Fi and broadband services to increase the attractiveness of Croydon to businesses and make it easier to do computer based work from home and thus reduce the need to commute to work.
- Demand for telecommunications equipment will increase.

### Where we want to be

**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.

## How we are going to get there

### Policy SP8: Transport and Communication

**SP8.1** In order to deliver a transport and communications network capable of supporting growth over the plan period the Council will apply a presumption in favour of development for new transport schemes which meet the requirements of Policy SP8 and other applicable policies of the development plan.

#### Airport City

**SP8.2** The Council and its partners will enhance the borough's sub-regional transport role to support its position as a major business, hotel and conferencing destination serving London's airports and the Coast to Capital economic area (see Policy SP3.8).

#### Pattern of development and accessibility

**SP8.3** The Council will actively manage the pattern of urban growth and the use of land to make the fullest use of public transport and co-locate facilities in order to reduce the need to travel.

**SP8.4** Major development proposals will be required to be supported by transport assessments, travel plans, construction logistics plans and delivery/servicing plans.

**SP8.5** The Council will support improvement in the borough's Wi-Fi, fibre optic broadband and mobile broadband in order to reduce the need to travel, encourage higher levels of home working, assist independent living, support inward investment and improve the economic competitiveness of Croydon Opportunity Area and the borough's District Centres.

#### Sustainable travel choice

**SP8.6** The Council and its partners will improve conditions for

walking and enhance the pedestrian experience by:

- a) Ensuring "access for all" principles are adhered to;
- b) Increasing permeability, connectivity and legibility of redeveloped sites;
- c) Improving crossings, in particular within Croydon Opportunity Area, District Centres and around schools;
- d) Enhancing footpaths, strategic walking routes and links through green spaces to ensure a coherent pedestrian network;
- e) Creating pedestrian streets from underused side streets and delivery lanes off main streets in Croydon Opportunity Area and the District Centres;
- f) Improving way finding in the Croydon Opportunity Area, District Centres and on cycle routes (including the implementation of the 'Legible London' scheme);
- g) De-cluttering the streetscape and avoiding unnecessary footway interruptions in new schemes and existing public realm;
- h) Enabling the widening of footways where feasible on overcrowded routes; and

i) Promoting the identification and implementation of accessible, safe, visible and convenient direct cycle and walking routes to Croydon Opportunity Area, the borough's District Centres, transport interchanges, schools and community facilities through detailed policies within the Croydon Local Plan: Detailed Policies and Proposals DPD.

**SP8.7** The Council, its partners and developers will provide new and improved cycle infrastructure by:

- a) Enhancing and expanding the cycle network to deliver a more coherent network;
- b) The creation of new cycle routes through development sites improving permeability and connectivity;
- c) Promoting the creation of segregated and priority cycle lanes;
- d) Providing clear cycle advance stop lines and other markings at junctions;
- e) Ensuring new development and improvements to public transport interchanges include adequate provision for cyclists that meet, or exceed, minimum security/design standards;
- f) Enabling the establishment of cycle hubs at East and West Croydon Station, safeguarding land where necessary;
- g) Improving cycle facilities at the borough's schools, colleges, District Centres and railway stations; and
- h) Requiring the provision of cycle parking in new developments and at key transport hub stations to encourage

multi modal journeys and reduce the need for car use.

**SP8.8** The Council and its partners will prioritise tram infrastructure provision and network improvements that:

- a) Provide extra capacity to the existing network which serves Croydon Opportunity Area and eases overcrowding on the central sections of the network;
- b) Relieve congestion in the tram network overall;
- c) Increase track capacity at pinch points to speed up journey times;
- d) Support the Mayor's and Transport for London's intentions for extension and investment generally in the tram system; and
- e) Subject to funding, promote extensions to Streatham, Brixton, Tooting, Bromley, South Wimbledon, Sutton, and Crystal Palace.

**SP8.9** The Council and its partners will encourage rail infrastructure provision and network improvements that:

a) Provide additional track capacity at East Croydon station, and in the area north thereof, to increase train services and improve performance on the Brighton Main Line railway

a)b) \_\_\_\_\_ Enable improved interchange facilities, pedestrian links and increased capacity at the Strategic Interchanges at East and West Croydon railway stations; ~~and~~

c) \_\_\_\_\_ Enable access and movement improvements in areas next to rail stations to encourage greater use of the train services;

d) Facilitate 'Metroisation' of South London's rail services; or

b)e) Make stations accessible to wheelchair users.

**SP8.10** The Council and its partners will encourage bus infrastructure provision and network improvements that:

- a) Seek to ease the pressure on West Croydon Bus Station by providing new bus stopping/standing;
- b) Seek improvements to orbital bus routes by resolving problems along key bus corridors leading to the Croydon Opportunity Area;
- c) Improve bus interchange in the Croydon Opportunity Area at peak times including improvements to bus stops and stands; and
- d) Improve bus journey times and reliability.

**SP8.11** Land used for public transport and land required to facilitate future transport operations will be safeguarded unless alternative facilities are provided to enable existing transport operations to be maintained. Land and route alignments to implement transport proposals that have a reasonable prospect of delivery will be incorporated into development proposals.

Motor vehicle transportation

**SP8.12** The Council and its partners will enable the delivery of electric vehicle charging infrastructure throughout the borough to improve air quality and decarbonise private transportation over the plan period.

**SP8.13** New development will be required to contribute to the provision of electric vehicle charging infrastructure, car clubs and car sharing schemes.

**SP8.14** The Council will work with developers and all relevant partners to ensure enough space is provided in the Croydon Opportunity Area and District Centres for taxi ranks/waiting and coach parking, as well as seeking to improve interchanges at East

and West Croydon for these modes.

Parking

**SP8.15** The Council will encourage car free development in Centres, where there are high levels of PTAL<sup>80</sup> and when a critical mass of development enables viable alternatives, such as car clubs (while still providing for disabled people). Detailed car parking standards will be contained within the Croydon Opportunity Area Planning Framework and the Croydon Local Plan: Detailed Policies and Proposals DPD.

**SP8.16** The Council and its partners will seek to limit parking spaces in the borough and aim to reduce the overall amount of surplus car parking spaces in the Croydon Opportunity Area in accordance with the Croydon Opportunity Area Planning Framework parking strategy.

**SP8.17** Outside high PTAL areas the Council will apply the standards as set out in the London Plan<sup>81</sup>. In District Centres where there are identified issues of vitality and viability, the need to regenerate such Centres may require a more flexible approach to the provision of public car parking. The Croydon Local Plan: Detailed Policies and Proposals DPD will provide more detailed policies for each of the borough's District and Local Centres. Parking standards for the boroughs District Centres will be assessed based upon the following considerations:

- a) The need for regeneration;

<sup>80</sup> Public Transport Accessibility Levels 5, 6a and 6b

<sup>81</sup> London Plan Policy 6.13

- b) Adverse impact on congestion or air quality;
- c) A lack (now and in future), of public transport;
- d) A lack of existing on or off street parking;
- e) A commitment to provide space for electric and car club vehicles, and parking for disabled people above the minimum thresholds; and
- f) A requirement, via Travel Plans, to reduce provision over time.

#### Efficient and clean movement

**SP8.18** The Council and its partners will seek to improve the efficiency with which people and goods are moved and reduce the impacts associated with that movement by:

- a) Addressing pressure points in the street network, including strategic road junctions, by improving conditions for pedestrians, cyclists and public transport and maintaining the efficient movement of freight; and
- b) Ensuring travel plans for new and existing facilities, address issues with local congestion and promote sustainable travel choices.

**SP8.19** The Council and its partners will promote efficient and sustainable arrangements for the transportation and delivery of freight by:

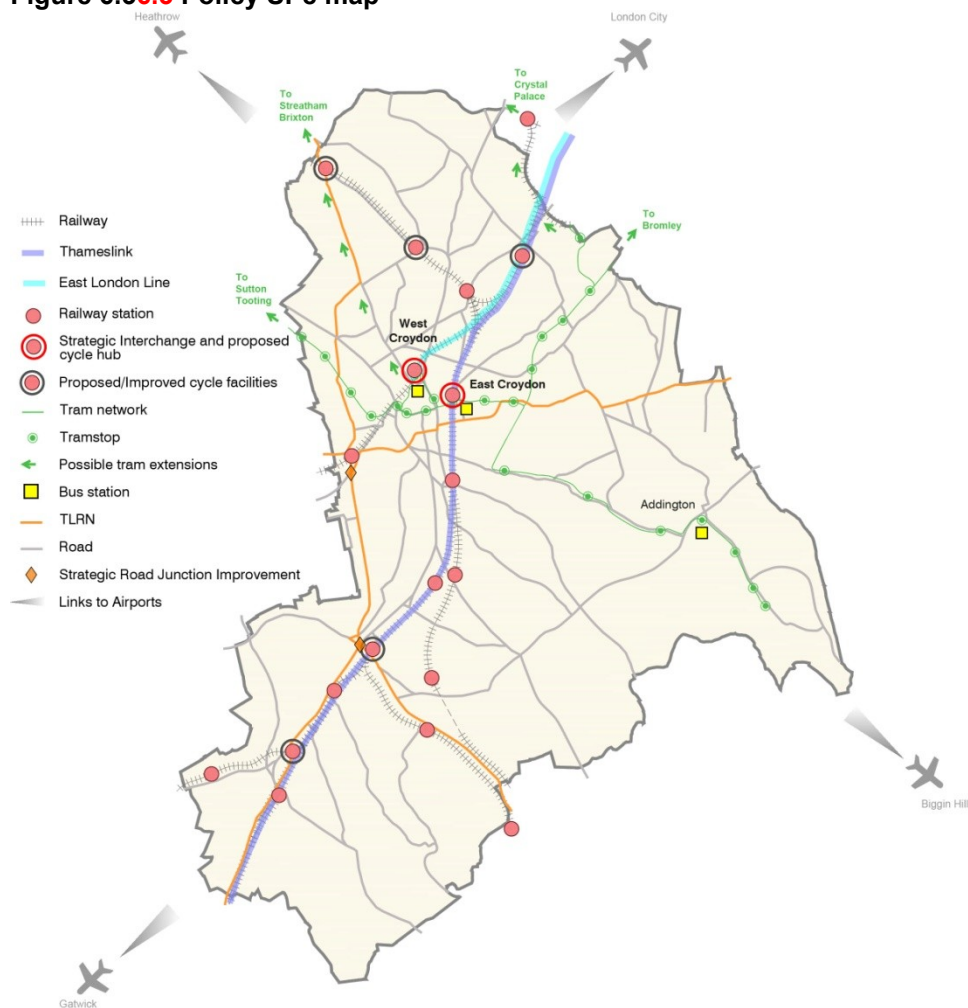
- a) Safeguarding existing sites and identifying new sites to enable the transfer of freight to rail;
- b) Safeguarding existing and supporting the provision of new

consolidation and 'break bulk' facilities through policy to be contained within the Croydon Local Plan: Detailed Policies and Proposals DPD; and

- c) Requiring major developments to include transport emission reduction plans to encourage the use of less polluting forms of transport.

## What it will look like

Figure 6.36.3 Policy SP8 map



## Why we have taken this approach

### Airport City

**6.226.23** Croydon is strategically positioned between the Gatwick Diamond/south coast and central London. Croydon's vision aspires for the borough to maintain and build on its position as an economic hub serving London and the South East region<sup>82</sup>. Croydon's involvement in the Coast to Capital Local Enterprise Partnership reflects this ambition and seeks the creation of 900 new businesses, 20,000 new jobs and 4,000 additional exporting businesses over the next 5 years. The Strategic Policies and its associated delivery programmes aim to ensure capacity on the transport system, and favour movement of people and goods to maintain the borough as a major destination and interchange in support of Croydon's objectives to remain and grow as the principal point of business, major retailing, leisure and education in South London.

### Pattern of development and accessibility

**6.236.24** Growth in homes, jobs and associated facilities (major generators of travel demand) will be focussed in the Croydon Opportunity Area and the District Centres near to areas highly accessible by walking and cycling and with high Public Transport Accessibility Levels, (PTAL), or in areas with development opportunities where PTALs or accessibility by walking and cycling can be increased by infrastructure improvements. Population in the borough is expected to rise by approximately 30,000 by 2031. Evidence shows that Croydon Opportunity Area can accommodate approximately ~~7,300~~ 10,650 new homes; this will be assisted by improved public transport accessibility. Both East and West Croydon Stations are designated as Strategic Interchanges within

<sup>82</sup> We are Croydon Vision (pages 15-19)

the South sub-region of the Mayor's Transport Strategy. The Strategic Interchange concept, in partnership with the Mayor, aims to improve orbital public transport travel opportunities, in particular linkages between outer London town centres, to ease pressure on the central London transport system, and passenger dispersal pressures at London's rail termini. East Croydon has the potential for a future link to the High Speed 2 train network via Old Oak Common Station, which would also improve access to Crossrail; there is also an opportunity to facilitate Gatwick stopping services, as well as Thameslink improvements that will provide longer and more frequent trains. West Croydon presents opportunities for improving interchange between bus, rail, tram and Overground services. The Overground East London Line already links Croydon with London Underground and the Dockland Light Rail and in the future will provide direct services to Crossrail via Whitechapel. At present very few people live in Croydon Opportunity Area, yet it has the highest public transport accessibility levels in the borough with good connectivity to London and the wider sub-region. Retention of land used for public transport and land required to facilitate future transport operations is necessary to enable existing transport operations to be maintained and improved, such an approach is in line with the London Plan. The Council's 4 tier employment policy (see Policy SP3.2) will assist this process.

**6.246.25** Directing over a third of the borough's growth up to 2034 to Croydon's Opportunity Area will help to minimise the need to travel in order to gain access to services and employment. The opportunity for linked trips is maximised by co-location of homes, workplaces and other facilities. Croydon Metropolitan Centre (CMC) is rivalled only by the West End and the City of London in terms of public transport accessibility and connectivity. As well as focussing growth in the Croydon Opportunity Area, it will also be directed to those areas and District Centres with high public transport accessibility. Improving connectivity assisted by improved way

finding will also be important to enable a shift to more sustainable modes by widening choice and improving alternatives, for example the use of car clubs where there is a critical mass of development. Improving telecommunications is another measure that would help reduce the need to travel; along with more flexible working patterns, such as working from home and teleconferencing<sup>83</sup>.

#### Sustainable travel choice

**6.256.26** Urban realm improvements to increase walking and cycling are priorities within the South sub-regional transport plan<sup>84</sup>. Issues related to walking include concerns about safety, crossing busy roads, and indirect/incomplete walking routes to local amenities<sup>85</sup>. Promoting high quality places is aided by a complementary public realm policy (see Policy SP4).

**6.266.27** Transport for London's research indicates that the number of residents of Croydon that cycle at least twice a week, is among the lowest quartile in London (less than 5%), and lower than the neighbouring boroughs to the west. However, the level of potential cycle trips is in the highest quartile of Outer London boroughs. The trend based on Department for Transport monitoring suggests cycling levels will increase to a level 250% higher than the 2000 level by 2026. While this is by no means an insignificant increase, it is well below the London Mayor's objective of a 400% increase. This implies that to continue doing "more of the same" will not lead to sufficiently rapid growth in cycling to meet the Mayor's target. With the expected population growth, if new residents behaved in broadly the same way as existing residents, an increase in car use would be likely with substantially increased pressure on

<sup>83</sup> South Sub-regional transport plan (page 28)

<sup>84</sup> South sub-regional transport plan (page 42)

<sup>85</sup> Borough wide transport study (final draft) (page 232)



the road network. More physically active travel such as walking and cycling will bring benefits in terms of individual wellbeing; taking pressure off the street and public transport networks; and reducing emissions from transport.

**6.276.28** Parts of the Tramlink network currently have passenger congestion. Planned additional trams are predicted to facilitate continued growth in use<sup>86</sup>. Tramlink extensions could enable a mode shift on corridors between Croydon and Bromley, Tooting, Streatham, Brixton, South Wimbledon<sup>87</sup> and possibly Sutton and Crystal Palace if these extensions were to come forward.

**6.29** In 2014 Transport for London undertook public consultation on the principle of the Dingwall Loop, which proposes extending London Tramlink along Dingwall Road and linking to Wellesley Road. The proposed loop would allow Tramlink to continue to run a reliable service, provide more network capacity and would allow more tram services to operate between central Croydon and the eastern branches in the future. Tramlink currently operates on a one-way loop along George Street, Church Street, Tamworth Road and Wellesley Road.

**6.30** Transport for London has consulted on three different options and undertook a further round of consultation in 2015. Subject to the consultation, funding and the proposal being endorsed by the Mayor, an application will be made to the Department for Transport for a Transport and Works Act Order. Construction is anticipated to begin in spring 2018 and be complete by autumn 2020.-

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<sup>86</sup> South Sub-Regional Transport Plan (page 44)

<sup>87</sup> South Sub-Regional Transport Plan (page 53)

**6.31** In addition to the Dingwall Loop, -Tramlink is currently developing a number of other improvements to support frequency and capacity increases on the network. The Wandle Flyover Doubling proposal involves double-tracking of the single-track tramway between Wandle Park and Reeves Corner tram stops to enable an increase in frequency to up to 23 trams per hour. The Old Town Loop/ Reeves Corner Turnback proposal involves a turnback facility on the western side of Croydon Town Centre to enable proposed services from South Wimbledon to turn back without crossing the town centre, allowing frequency improvements on the Wimbledon branch. Transport for London also has aspirations for Tramlink to connect to the Northern Line at South Wimbledon and Crossrail 2 at Wimbledon. The Reeves Corner westbound tram stop proposal involves the potential introduction of a westbound tram stop on Cairo New Road, opposite the existing eastbound platform. The Beckenham Junction doubling proposal involves double-tracking of part or all of the tramway between Harrington Road and Beckenham Junction to enable more reliable and higher frequency services. The Elmers End line enhancements will provide a second platform, siding and some new double tracking; this will reduce eastbound journey times, increase network resiliency and enable Tramlink to run a more flexible timetable. There is also potential for a Tramlink extension beyond New Addington tram stop and twin tracking as part of the redevelopment and regeneration of New Addington District Centre.

**6.286.32** Improvements to East and West Croydon Stations will play an important role in the proposed radial corridor solutions for the South London sub-region. Planned/funded improvements on the East Croydon-London Bridge/Victoria Corridor are predicted to reduce passenger overcrowding through the medium term.

**6.33** Network Rail's proposed Brighton Main Line (BML) upgrade seeks to enhance the capacity and performance of the BML in

Network Rail's Control Period 6 (2019-2024). It is an uncommitted scheme, but the Council supports the BML upgrade. Network Rail is currently working up the technical detail to inform choices by Government on investment priorities.

6.34 The major operational constraints on the BML are principally in Croydon, and the BML upgrade seeks to alleviate these. Specifically in Croydon the proposed work would include:

- 2 extra platforms at East Croydon station, making 8 in total
- Additional passenger circulation / concourse space in East Croydon station to tie in with the above, and also to provide a much improved station experience;
- An additional track or tracks north of East Croydon station, in addition to the present 5 (this is the element that requires land outside the existing railway boundary); and
- Grade separation of numerous flat junction conflicts in the Selhurst/Norwood Junction/East Croydon/West Croydon area

6.35 Network Rail's analysis suggests that at least a third more peak trains will be achievable by 2043 through an upgrade to the Brighton Main Line, of which the East Croydon area is the biggest element.

6.296.36 The South Sub-Regional Transport Strategy and the Borough Wide Transport Strategy (final draft), identify introducing further bus priority measures on bus routes to and from the Croydon Opportunity Area as a means of increasing bus capacity / improving service. The draft CMC Bus Strategy proposes changes to bus routing, standing, stopping and interchanges to respond to and facilitate growth.

6.37 Transport for London is currently investigating potential options for improvements to Addington Village bus station and interchange.

#### Motor vehicle transportation

6.306.38 The requirement for developers to provide a plan (on certain developments) to reduce car use and promote low emission vehicles and alternative forms of transport originates from the need to improve the borough's air quality, reduce carbon emissions and achieve a shift to more sustainable lower impact modes of transport in order to improve quality of life in Croydon. In locations with high public transport accessibility and good connections to walking and cycling routes, housing developments that are car free or have low car ownership, or car clubs can provide a feasible option.

6.316.39 Ensuring adequate coach<sup>88</sup> and taxi interchange at East and West Croydon<sup>89</sup> and other District Centre railways stations, such as Purley and Norbury, will be important<sup>90</sup> in encouraging the reduction of private transportation.

#### Parking

6.326.40 Parking in the Croydon Opportunity Area requires rationalisation<sup>91</sup>; to ensure car parks are where they need to be to serve the business and residential community. Specific details ~~are will be~~ set out in the Croydon Opportunity Area Planning Framework ~~together with measures for rationalisation throughout the whole borough set out in the Croydon Local Plan: Detailed Policies and Proposals DPD~~. Car parking must be considered in the

<sup>88</sup> Mayor's Transport Strategy (page 150)

<sup>89</sup> South Sub-Regional Transport Plan (page 20)

<sup>90</sup> Borough wide Transport Study (final draft) (page 272)

<sup>91</sup> South Sub-Regional Transport Plan (page 20)

context of capacity on the road network, particularly the A23 [and A232](#). Pressure on the A23 and within the Croydon Opportunity Area will be addressed over the plan period through detailed transport feasibility studies, site specific proposals contained in the Croydon Opportunity Area Planning Framework, Infrastructure Delivery Plan and interventions through the Croydon Local Plan: Detailed Policies and Proposals DPD.

#### Efficient and clean movement

[6.336.41](#) Motor transport is the third largest sector contributing to CO<sub>2</sub> emissions in Croydon. Of these CO<sub>2</sub> emissions, up to 66% are from car use. Estimated traffic flow in the borough has remained fairly constant with levels in 2008 a little over 1993 levels. Transport for London studies indicate that about half of all car trips here are of less than two kilometres.

[6.346.42](#) Parts of the road network across the south sub-region operate at capacity, with the inner areas being particularly affected. Population and employment growth anticipated in this area will lead to an increase in economic activity. Even with currently funded public transport improvements it is likely that 'vehicle kilometres', particularly lorries and vans, will increase. Without the right measures in place this will affect the resilience of the network, reducing journey time reliability and increased journey times<sup>92</sup>.

[6.356.43](#) Improving conditions on the A23 for pedestrians, cyclists, public transport and freight will be a key priority over the plan period, with the aim of reducing congestion along A roads and the approach roads which can suffer disproportional delays. Approach road delays at the Fiveways junction is a key disincentive to orbital movements across the borough. Improvements will need

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<sup>92</sup> Borough Wide Transport Study(final draft) (page 53)

to consider the A23 corridor as a whole to ensure the needs of street users and improvements of public realm are coordinated. Key junctions for consideration include Purley Cross gyratory, and Fiveways. The main orbital route through Croydon in the east-west direction is the A232, connecting Croydon with Bromley and Sutton. The A232 meets the main north-south route of A23 from the east at, and just north of the Fiveways junction, and from the west at Purley Way/Croydon Road. ~~Proposals to improve the capacity of this and Fiveways are presented in Transport for London's Network Management Plan (Transport for London, 2007), for the A232 which presents a number of short and long term improvements.~~ The South London Sub-Regional Transport Plan informed the London Plan and supports the levels of growth contained in the London Plan and consequently the growth outlined in Policy SP2 and SP3. Furthermore the South Sub-Regional Transport Plan identifies Croydon Opportunity Area, the A23 Fiveways junction and A23 Purley Cross/Godstone Road junction as areas with opportunities to improve footways, cycle-ways, lighting, crossings and bus lanes that could result in significant improvements to the urban realm and the regeneration of central Croydon. Transport for London undertake feasibility studies for all proposed transport schemes, such studies look at both the financial and engineering considerations. In the case of improvements to the A23 and Croydon Opportunity Area it is acknowledged that some interventions may not always be deliverable, as such the Strategic Policies proposes to monitor conditions for all modes at pressure points in the street network and at key junctions (see Appendix 2). This will be carried out alongside ensuring that the impact of specific development proposals on the network are assessed and mitigated.

[6.44](#) Transport for London and Croydon announced the preferred option on 9 February 2016, to widen the existing A23 bridge over the railway and Epsom Road, allowing the removal of A232 traffic

from Fiveways Corner. The preferred option delivers traffic benefits and improvements to the local pedestrian and cycle facilities. Further design work will be completed ahead of a public in Autumn 2016 on the highway design of the preferred option. Construction is due to start in winter 2018/19.

**6.366.45** Freight movements form a significant component of traffic flows on Croydon's road network, with demand generated from the major retail outlets in the CMC and the extensive retail and business park areas to the west of the borough. The borough also has many Local and District Centres whose businesses rely on deliveries being made on-street from a multitude of suppliers<sup>93</sup>. The sidings at Purley, currently occupied by an aggregates company, is an active rail freight site.

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<sup>93</sup> Borough Wide Transport Study(final draft) (page 267)



## 7. The Places of Croydon

### ***'Places of Croydon' picture break***

**7.1** This section informs Policy SP1 on the Places and provides the visions and frameworks demonstrating how the borough wide thematic policies will shape the Places over the plan period up to ~~2031~~2036. It should be noted that where a policy applies to all the Places, to avoid repetition it has not been mentioned in the text, for example Policy SP6 on Climate Change applies to all Places, but only the physical attributes, constraints and measures are identified here.

**7.2** Furthermore, it is considered the Places provide some context to the possible formulation of Neighbourhood Plans. The Croydon Local Plan: Strategic Policies set out the strategic planning policies that provide the opportunity for the production of Neighbourhood Plans. This will enable communities to influence the planning of their Place, in conformity with the Strategy Policies. All future Development Plan Documents will be carefully managed to ensure their content does not unnecessarily trespass on the intended function of Neighbourhood Plans.

**7.3** The Places appear in alphabetical order from Addington to Waddon.

## Addington

### Vision

**7.4** A self-contained community, New Addington and Fieldway, will be a location for growth, capitalising on good links to, and its strategic position between Croydon Metropolitan Centre and Biggin Hill Airport, and their concentration of supporting infrastructure. It will continue to comprise interwar and late 20th Century housing surrounded by Green Belt. The Place will be enhanced with appropriate infill development and a rejuvenated District Centre, with a mixture of homes, community and cultural facilities and a range of retailing, including many independent shops. The Fieldway Neighbourhood Centre will be supporting the existing and future community with services and facilities beyond a retail function. Addington Village will retain its distinct rural character within the Green Belt.

### Homes

**7.5** With good supporting infrastructure provision opportunities for new development will be mainly infilling as land is physically constrained by the Green Belt. Residential development will respect the existing residential character and local distinctiveness, referring to the Borough Character Appraisal to inform design quality.

### Employment, Skills and Community Facilities

**7.6** There will be continued protection for industry and warehousing in the Vulcan Way Separated Industrial Location. The District Centre will maintain its support of the local community, providing retailing, some employment and services. The conference centre of Addington Palace also provides further local employment opportunities. Community facilities will be encouraged to focus on the District Centre.

### Character, Heritage and Design

**7.7** New development will respect the existing local character and local distinctiveness, referring to the Borough Character Appraisal to inform design quality. Public realm improvements will focus on the District Centre to assist in the regeneration of the area with the designated Village Green placed at the centre. Any buildings and conversions should be of a high standard of design to ensure the character of the District Centre and the Conservation Area are respected. The Historic and Local Historic Parks and Gardens in the area will be retained and new links provided where possible to incorporate them into the Green Grid network.

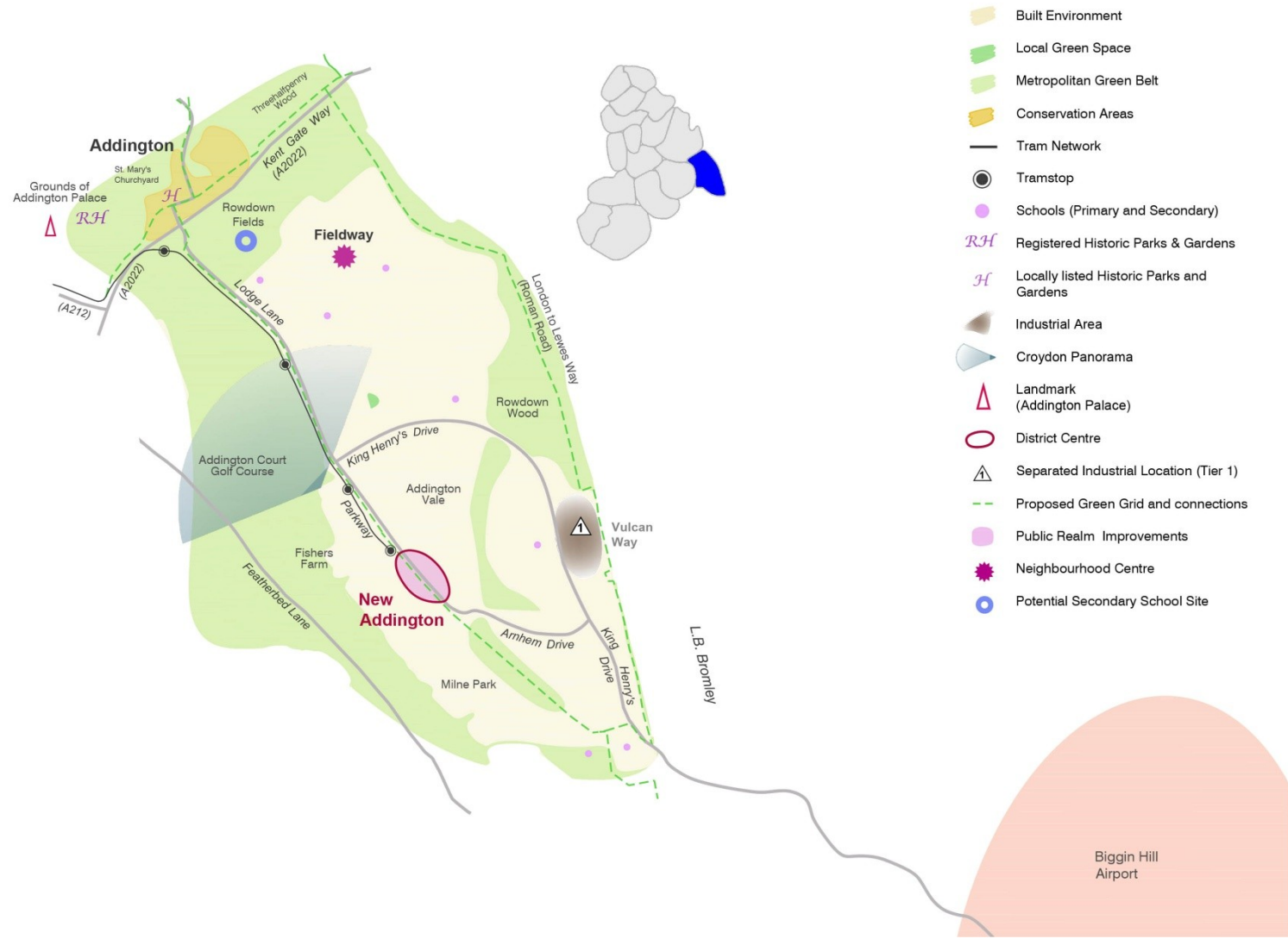
### Green Grid and Open Space

**7.8** Walking and cycle links to local schools, the District Centre, Vulcan Way industrial location and surrounding open space will be improved where possible. These will connect to the ancient Roman road on the borough boundary with Bromley.

### Transport

**7.9** The tram, with improved services and investment in rolling stock, will continue to provide a valued link to the Croydon Metropolitan Centre and connections to Central London and Gatwick Airport. The community will enjoy better quality, more frequent and reliable bus services connecting with Croydon Metropolitan Centre. Travel plans will look to ease congestion at peak times by encouraging walking, cycling or public transport especially for school journeys.

Figure 7.17.4 Addington





## Addiscombe

### Vision

**7.10** Addiscombe will continue to be centred on the vibrant District Centre with an historic Conservation Area, a mixture of homes, community and cultural facilities and a range of retailing including many independent shops. Ashburton Park and Lower Addiscombe Road / Cherry Orchard Road Neighbourhood Centres will be supporting the existing and future community with services and facilities beyond a retail function. ~~It~~ Addiscombe will continue to provide for a large residential community with good accessibility to Croydon Metropolitan Centre, and through tram and rail networks, good connections to London and Bromley.

### Homes

**7.11** Moderate Sustainable growth of the suburbs including residential growth with some opportunity for windfall sites, and limited infilling with dispersed integration of new homes that respect existing residential character and local distinctiveness.

### Employment, Skills and Community Facilities

**7.12** Recognising Addiscombe's retail vitality and potential, the central shopping area has been re-designated as a District Centre. Community facilities will be encouraged to locate in close proximity to the District Centre.

### Character, Heritage and Design

**7.13** New development will respect the existing local character and distinctiveness referring to the Borough Character Appraisal to inform design quality. Addiscombe's designated heritage assets and landmarks will be protected. Opportunities for public realm improvements will primarily focus on the District Centre with building and conversion works of a high standard of design to

ensure the character of the Centre and Conservation Areas are respected.

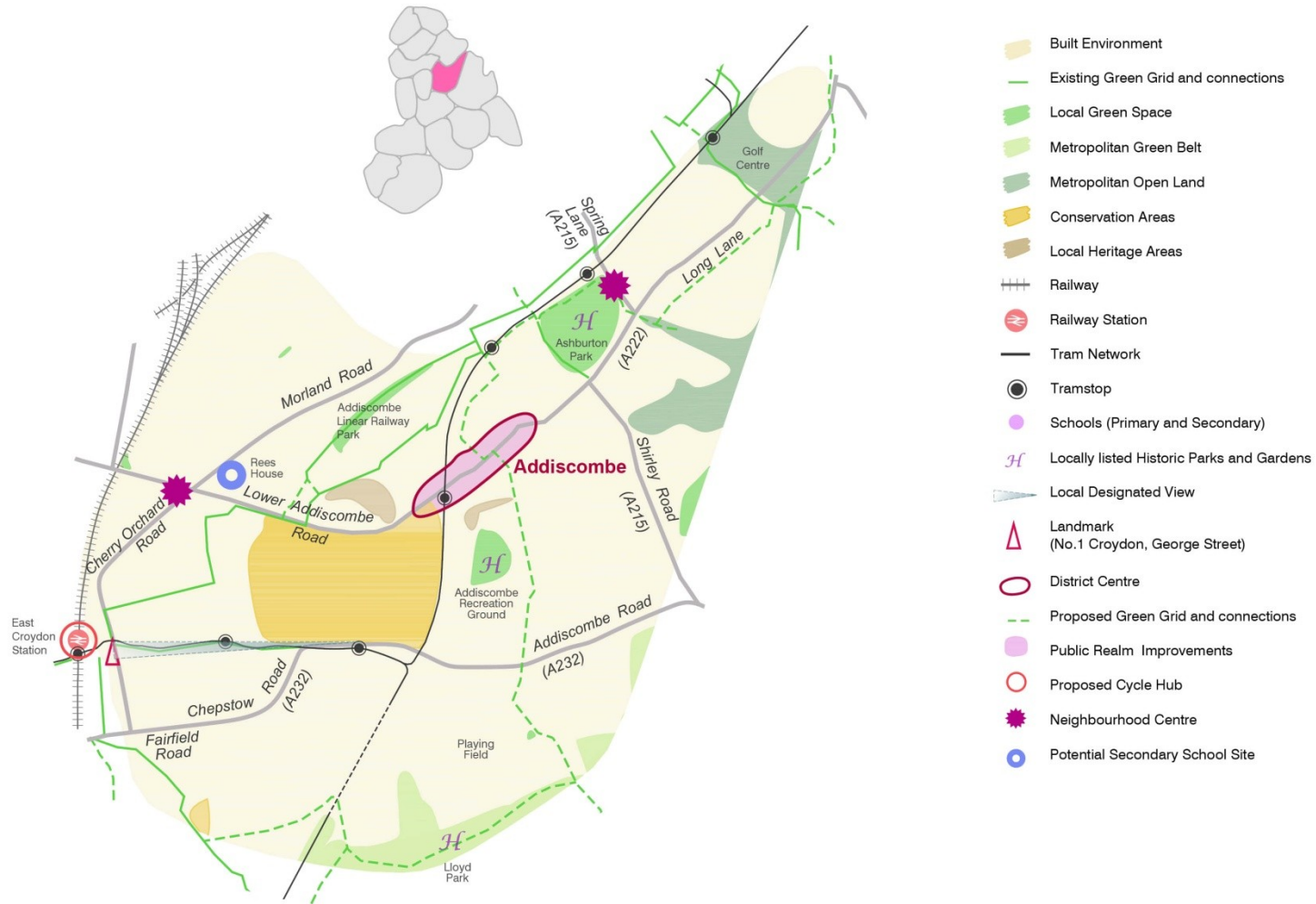
### Green Grid and Open Space

**7.14** Improvements to, and expansion of the Green Grid will be sought to promote strategic east-west and north-south links through Addiscombe Linear Railway and Ashburton Parks. These will connect with the Croydon Metropolitan Centre, Wandle Valley Regional Park, Lloyd Park and South Norwood Country Park.

### Transport

**7.15** Addiscombe will continue to be a highly accessible Place with its six tram stops and connections to East Croydon, Beckenham Junction and Elmers End railway stations. It will benefit from improved tram services, from investment in tram stock and more frequent services. Travel plans will look to ease congestion at peak times by encouraging walking, cycling or public transport especially for school journeys.

Figure 7.27.2 Addiscombe



## Broad Green and Selhurst

### Vision

**7.16** Broad Green and Selhurst comprise three distinct areas, characterised by Purley Way, a regenerated London Road and Whitehorse Road. As a broad location growing residential areas will be interspersed within a network of busy streets with improved connectivity to open spaces and the expanded Green Grid network of the borough. Selhurst Road and Sumner Road / London Road Neighbourhood Centres will be supporting the existing and future community with services and facilities beyond a retail function The diversity of employment activity and cultures will enliven the area just north of the Croydon Opportunity Area, as well as being part of the borough's principal industrial location the Place will have a share in the borough's improving prosperity.

### Homes

**7.17** New residential growth, with opportunities for renewal, will focus on London Road with a possible Local Centre at Valley Park, Ampere Way, off Purley Way. Residential development will respect the existing residential character and local distinctiveness.

### Employment, Skills and Community Facilities

**7.18** The three integrated Industrial Locations at Union Road, Gloucester Road and Thornton Road will continue to be provided with protection for industrial and warehousing activities, alongside an allowance for limited new high quality residential development provided it does not harm the area's business function. Purley Way, a Strategic Industrial Location and industrial heartland of the borough, will remain a preferred area for industrial and warehousing activity. Local employment is also provided by the Place's proximity to Croydon University Hospital. A thriving evening economy will be centred on the regenerated London Road running from West Croydon to the re-built Local Centre at Broad Green. The BRIT

School, in Selhurst, will continue to be a unique and much valued educational asset to the borough.

### Character, Heritage and Design

**7.19** New development will respect the existing local character and distinctiveness of Broad Green and Selhurst, referring to the Borough Character Appraisal to inform design quality. Opportunities for public realm improvements will primarily focus on the re-built Local Centre at Broad Green on London Road with any building and conversions of a high standard of design to ensure the future vitality of the centre.

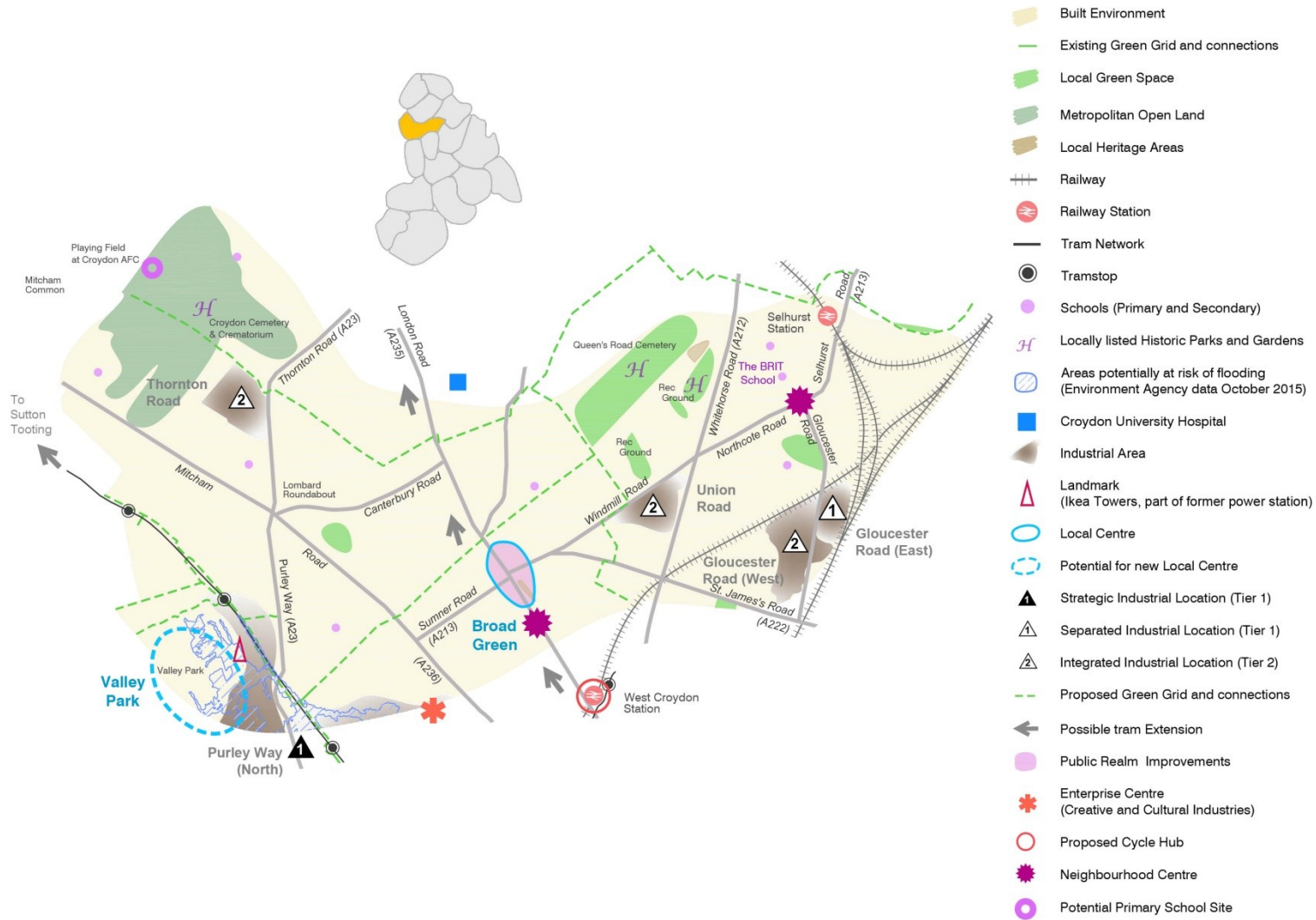
### Green Grid and Open Space

**7.20** New Green Grid links will be sought to improve connectivity with the green space of Wandle Park, just south of Broad Green, with Croydon Cemetery and Mitcham Common all linking to the Wandle Valley Regional Park. Emphasis will be placed on improving access to and quality of the local open spaces within and adjacent to Broad Green as this is identified as an area deprived of access to nature.

### Transport

**7.21** To encourage walking and cycling, high quality connections within an attractive environment will be pursued. The tram system in Croydon will be further supported by promoting a new line to Streatham, Brixton and Tooting that follows the London Road through the Local Centre. As the attraction of the Croydon Metropolitan Centre increases, the quality, capacity and reliability of bus services connecting to it will also be improved. Travel plans will look to ease congestion at peak times by encouraging walking, cycling or public transport especially for school journeys.

Figure 7.37.3 Broad Green and Selhurst



## Coulsdon

### Vision

**7.22** Croydon's southern most District Centre, with a mixture of homes, community and cultural facilities, and a range of retailing including many independent shops, will revive its day and evening economy with the support of the new residential community and associated facilities on the Cane Hill site. The Strategic Industrial Location of Marlpit Lane will be retained.

### Homes

**7.23** An area of ~~major~~ moderate residential growth based on available land will be focussed on the District Centre and its surrounding area with a new residential community, delivered ~~through the Coulsdon Masterplan which includes in~~ Cane Hill. Residential development will respect the existing character and local distinctiveness.

### Employment, Skills and Community Facilities

**7.24** Marlpit Lane, with its close proximity to the M25 and good separation from surrounding residential areas will remain an important location for employment growth for Croydon and London retaining strong protection (as a Strategic Industrial Location). The District Centre will continue to support the local community, providing retailing, employment and services with further opportunities for skilled employment where possible, within the Coulsdon Area including Cane Hill. Community facilities will be encouraged to locate in close proximity to the District Centre.

### Character, Heritage and Design

**7.25** Coulsdon will remain mainly residential with tree-lined streets becoming more urban in character towards the District Centre. New development will respect the existing local character and distinctiveness of Coulsdon, referring to the Borough Character

Appraisal to inform design quality. The Local Historic Parks and Gardens in the area will be retained and new links provided where possible to incorporate them into the Green Grid network. Opportunities for public realm improvements will continue to focus on enhancements to the ~~Coulsdon Masterplan area comprising~~ Cane Hill area and the District Centre, with any buildings and conversions of a high standard of design to ensure the character of the Centre is respected.

### Environment and Climate Change

**7.26** Coulsdon District Centre and the surrounding area may be suitable for a district heat network.

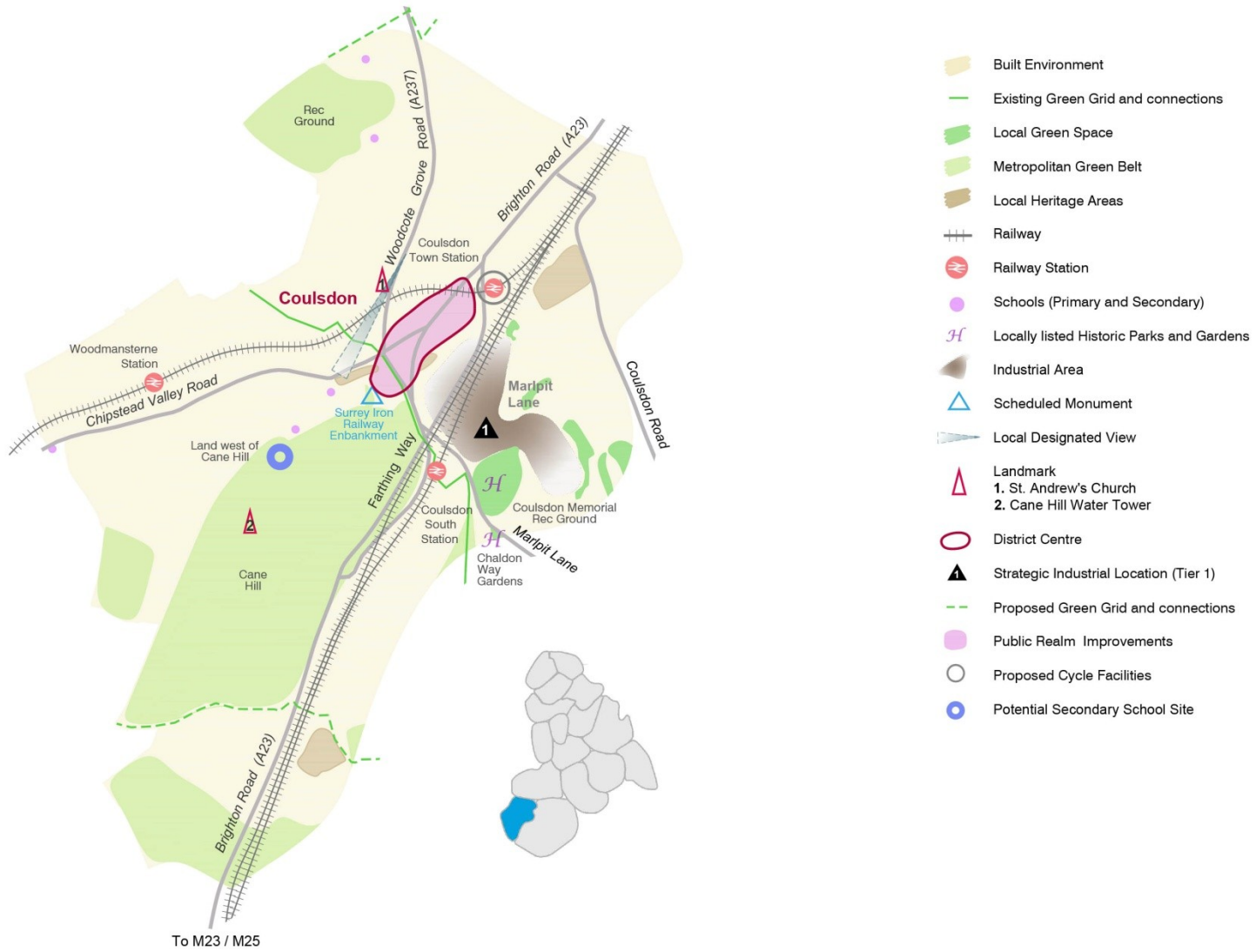
### Green Grid and Open Space

**7.27** Opportunities for orbital movements for walking and cycling will be sought with way finding and provision of new links and connections to the strategic Green Grid. Coulsdon Memorial Ground, a Local Historic Park, and links to it, will be improved as part of a parks improvement scheme.

### Transport

**7.28** New cycle facilities will be introduced at Coulsdon Town railway station. Linkages with the railway stations of Coulsdon South and Coulsdon Town and the District Centre will be improved to provide links to an expanded Green Grid network and to encourage sustainable modes of travel. Accessibility will be improved where possible to local stations. As the number of jobs and services in the Croydon Metropolitan Centre increase, the capacity and reliability of bus services connecting the Coulsdon community to the Metropolitan Centre will be improved. Travel plans will look to ease congestion at peak times by encouraging walking, cycling or public transport especially for school journeys.

Figure 7.47.4 Coulsdon



## Croydon Opportunity Area

### Vision

**7.29** Croydon Opportunity Area has the greatest potential for positive change and will be a focus for growth through flexible and pragmatic planning, with its improved public realm and open space delivered through a series of masterplans, contributing to the centre's economic prosperity and vitality. It will be home to a new residential community, a thriving employment and renewed retail centre with a new Enterprise Centre and / or Tech Hub focussing on Tech innovation and creative industries. Croydon's connectivity will have continued as its main strength and attraction, being Outer London's largest regional transport hub. Its location at the northern tip of the Gatwick Diamond, alongside its access to people, markets and goods will put Croydon Opportunity Area at the top of the list of successful retail and business centres in the region.

**7.30** The Council has produced an Opportunity Area Planning Framework which sets out detailed guidance on how the vision for the Croydon Opportunity Area is to be achieved.

**7.307.31** South End / Parker Road/St Peter's Church Neighbourhood Centre will be supporting the existing and future community with services and facilities beyond a retail function

### Homes

**7.317.32** Residential growth of over 7,300-10,650 homes will provide almost one-third of all the new homes in the borough and create a new residential community in the centre of Croydon. High quality residential development will respect the existing residential character and local distinctiveness.

### Employment, Skills and Community Facilities

**7.327.33** With a regenerated and revitalised North End / Retail Core at its heart, the Croydon Metropolitan Centre will remain the foremost retail location outside of Central London. The Council will adopt a flexible approach to B1 uses, retail, leisure, visitor accommodation, and housing and community facilities within Croydon Metropolitan Centre. It will be a major office and residential location in London and the South East retaining its status as a Strategic Office Location with up to 952,000m<sup>2</sup> of new and refurbished office floor space and an office retention area around East Croydon Station and New Town. It will have a varied evening economy, including the Restaurant Quarter, -attracting both new residents of the Croydon Metropolitan Centre and existing residents from across South London. Taking advantage of good links and location relative to the City, West End, Docklands and Gatwick Airport, hotels and conferencing will be a growth sector in the Opportunity Area. A renewed Fairfield Halls will continue to be a major regional arts facility. A new creative industry Enterprise Centre will capitalise on Croydon's local arts scene and Croydon will look to expand upon its existing higher and further education facilities. The GP health centre at Impact House will continue to provide a healthcare facility for Croydon Opportunity Area.

### Character, Heritage and Design

**7.337.34** Through the masterplanning process opportunities to improve the public realm of the Opportunity Area will be sought, retaining the best of the existing built environment. New development in the area will respect the existing local character and heritage referring to the Borough Character Appraisal to inform design quality, ensuring that the character for the Conservation Areas are respected, and enhancing the public realm with improved pedestrian connections. The provision of new public realm and

public spaces within the Croydon Opportunity Area will serve the daytime community as well as new and existing residents of the area.

#### Environment and Climate Change

**7.347.35** By enabling development, potential exists to implement flood mitigation and adaptation measures from Old Town towards the Brighton Road. There is also the potential for carbon reduction from a district energy network within Croydon Metropolitan Centre.

#### Green Grid and Open Space

**7.357.36** Proposed improvements to Wellesley Road and improved east-west links will provide more access to the three major parks on the outskirts of Croydon Opportunity Area, (Wandle Park, Park Hill and Duppas Hill), other Local Historic Parks and Gardens, and the wider Green Grid.

#### Transport

**7.367.37** Croydon will remain a major interchange on both the National Rail network and London Overground. The masterplans at East and West Croydon will seek to further improve the good access and transport connections including cycle hubs that provide improved facilities. The area will benefit from improved tram services, including the Dingwall Loop, -with investment in tram stock, more frequent services and an expanded network. The Council and its partners will seek to improve bus services to and from the Places of Croydon and beyond to ensure capacity increases as the Metropolitan Centre grows. The passenger waiting environment will be enhanced at both East and West Croydon Stations as well as elsewhere in the Metropolitan Centre.



Figure 7.5 Croydon Opportunity Area



## Crystal Palace and Upper Norwood

### Vision

**7.377.38** The vibrant historic centre, sitting at the apex of four London boroughs, will offer a mixture of homes, community, cultural and leisure facilities; a range of retailing including many independent shops; an employment hub with a thriving arts and creative scene centred on a new Enterprise Centre. The South Norwood Hill Neighbourhood Centre will be supporting the existing and future community with services and facilities beyond a retail function. The good transport links, a unique creative atmosphere, its heritage and its links to Crystal Palace Park, will continue to attract many visitors.

### Homes

**7.387.39** Sustainable growth of the suburbs ~~Moderate residential growth~~ with some opportunity for windfall sites, and limited infilling, with dispersed integration of new homes will respect existing residential character and local distinctiveness.

### Employment, Skills and Community Facilities

**7.397.40** Alongside the District Centre's retail offer and evening economy, the potential for small scale employment will be realised. The established art scene will be strengthened by a dedicated Enterprise Centre. Cross borough working will ensure links to Crystal Palace Park are made, development is planned across the borough boundaries and potential employment opportunities, including tourism and related visitor accommodation, are captured. Other community facilities will be encouraged to locate in close proximity to the District Centre.

### Character, Heritage and Design

**7.407.41** Heritage assets and landmarks will be protected, ensuring that new development respects the local character and

distinctiveness by referring to the Borough Character Appraisal to inform design quality. Opportunities for public realm improvements will primarily focus on the District Centre with any buildings and conversions of a high standard of design to ensure the character of the Centre and Conservation Areas are respected. The Local Historic Parks and Gardens in the area will be retained and new links provided where possible to incorporate them into the Green Grid network.

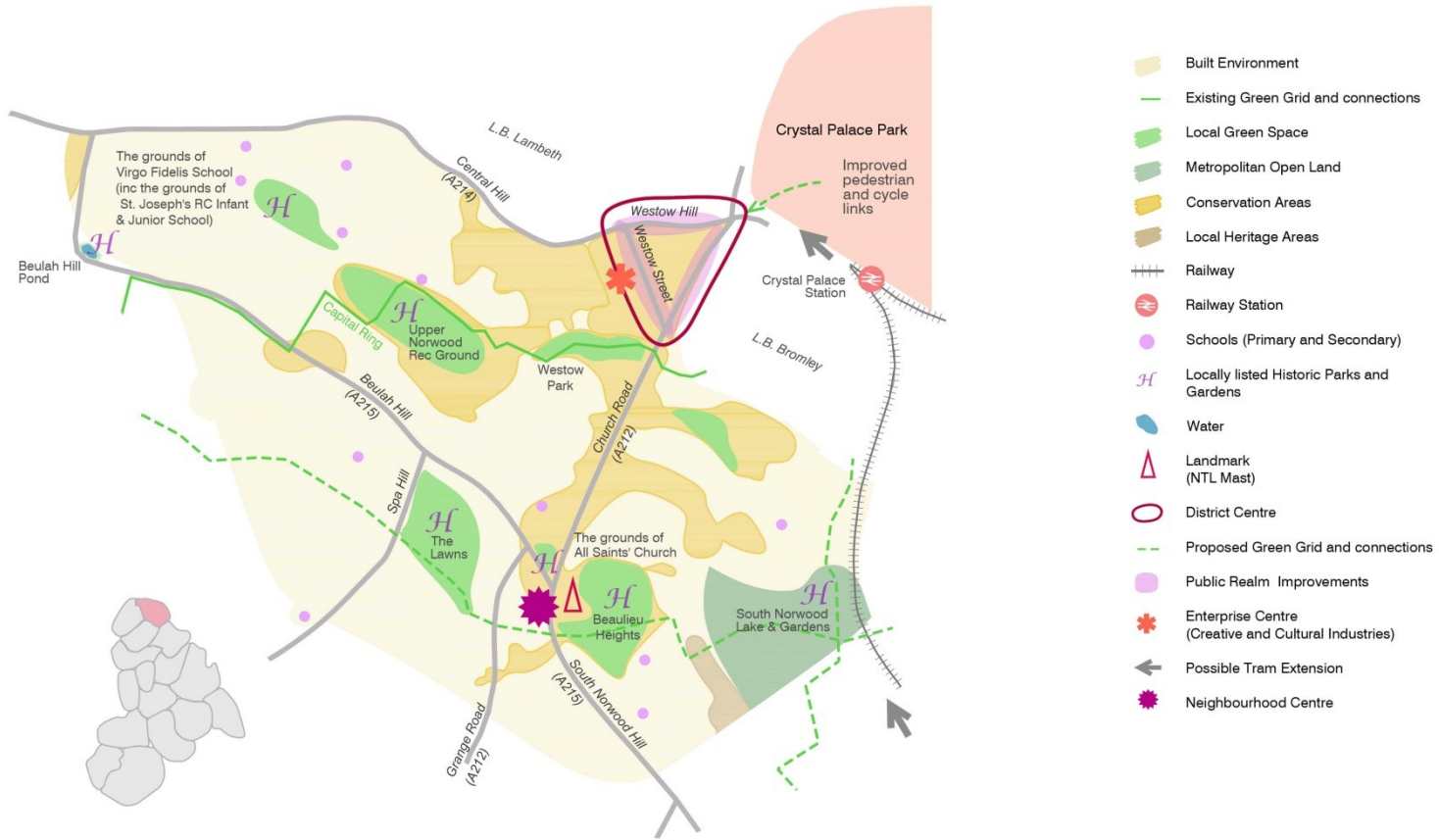
### Green Grid and Open Space

**7.417.42** Opportunities for new planting will be sought to enhance the character of the wooded hillside. Introduction of a new east/west link will be supported with improvements to the links between green spaces and way finding connecting to the existing Capital Ring. Working with neighbouring boroughs, connectivity to Crystal Palace Park will be improved where possible.

### Transport

**7.427.43** Improvements will be sought to create an environment more pleasant to walk and cycle through, with better connections and permeability for cyclists and pedestrians alike. The community will enjoy better quality, more frequent and more reliable bus services connecting with Croydon Metropolitan Centre. The tram system in Croydon will be further supported by promoting a new branch link to Crystal Palace. Travel plans will look to ease congestion at peak times by encouraging walking, cycling or public transport especially for school journeys.

Figure 7.67.6 Crystal Palace and Upper Norwood



## Kenley and Old Coulsdon

### Vision

**7.437.44** Kenley and Old Coulsdon, linked by Kenley Common will continue to be wooded hillside residential settlements retaining their suburban character. Connectivity between Kenley Aerodrome, Kenley railway station, Bradmore Green and the numerous green spaces will be improved where possible by enhanced Green Grid links for walking and cycling.

### Homes

**7.447.45** An area of sustainable growth of the suburbs ~~lower residential growth~~, with some limited opportunity for windfall sites will see growth mainly by infilling with dispersed integration of new homes respecting existing residential character and local distinctiveness.

### Employment, Skills and Community Facilities

**7.457.46** The shopping parades in the area provide some jobs with Coulsdon Manor Hotel providing further employment opportunities. The Old Coulsdon and Kenley (Godstone Road) Neighbourhood Centres will be supporting the existing and future community with services and facilities beyond a retail function

### Character, Heritage and Design

**7.467.47** New development will respect the local character and distinctiveness, referring to the Borough Character Appraisal to inform design quality. Opportunities for public realm improvements will focus on the Conservation Area of Bradmore Green. Any buildings and conversions should be of a high standard of design to ensure the characters of the Conservation Areas are respected.

### Environment and Climate Change

**7.477.48** Where possible the Caterham Bourne should be de-culverted to create a more natural environment whilst encouraging biodiversity. Development in the flood zone will be guided by the policies of the Plan to reduce flood risk.

### Green Grid and Open Space

**7.487.49** Links to existing green spaces and the extensive Green Grid network of paths from the residential areas will be improved and added to where possible, to provide more opportunities for cycling and walking. The Local Historic Parks and Gardens in the area will be retained and new links provided where feasible to incorporate them into the Green Grid network.

### Transport

**7.497.50** With its topography of steep hillsides the existing transport arteries are likely to remain, with local bus services, connections and levels of access maintained. Access will be improved where possible to an expanded Green Grid network with improved walking and cycling links to Kenley railway station and linkage to Whyteleafe railway station in the adjoining Tandridge District. The community will enjoy better quality, more frequent and reliable bus services connecting to Croydon Metropolitan Centre. Travel plans will look to ease congestion at peak times by encouraging walking, cycling or public transport especially for school journeys.

Figure 7.7.7 Kenley and Old Coulsdon



## Norbury

### Vision

**7.507.51** Norbury, the northern gateway to Croydon, will continue to be characterised by its numerous open spaces. The District Centre will be home to a wide variety of businesses, reflecting the diversity of the local population. With a mixture of homes, community and cultural facilities and a range of retailing including many independent shops, it will have improved links to the railway station and Norbury Park. The Green Lane / Upper Northwood Road Neighbourhood Centre will be supporting the existing and future community with services and facilities beyond a retail function. -Improvements to green links from and to the District Centre will enhance its unique suburban and urban qualities.

### Homes

**7.517.52** Sustainable growth of the suburbs ~~Lower residential growth, given with some limited~~ opportunity for windfall sites and infilling, together with dispersed integration of new homes will respect existing residential character and local distinctiveness.

### Employment, Skills and Community Facilities

**7.527.53** The District Centre will continue to reflect the local, diverse community and provide local employment and services with community facilities encouraged to locate in close proximity.

### Character, Heritage and Design

**7.537.54** New development will respect the local character and distinctiveness of Norbury with its open spaces and historic park and heritage assets referring to the Borough Character Appraisal to inform design quality. The Registered Historic and Local Historic Parks and Gardens in the area will be retained and new links provided where possible to incorporate them into the Green Grid network. Opportunities for public realm improvements will focus on

the District and Local Centres with any building and conversions of a high standard of design to ensure the character of the Centre and the Conservation Areas are respected.

### Environment and Climate Change

**7.547.55** Where possible, the Norbury Brook should be de-culverted to create a more natural environment, encourage biodiversity and increase access to nature. Development in the flood zones will be guided by the policies of the Plan to reduce flood risk.

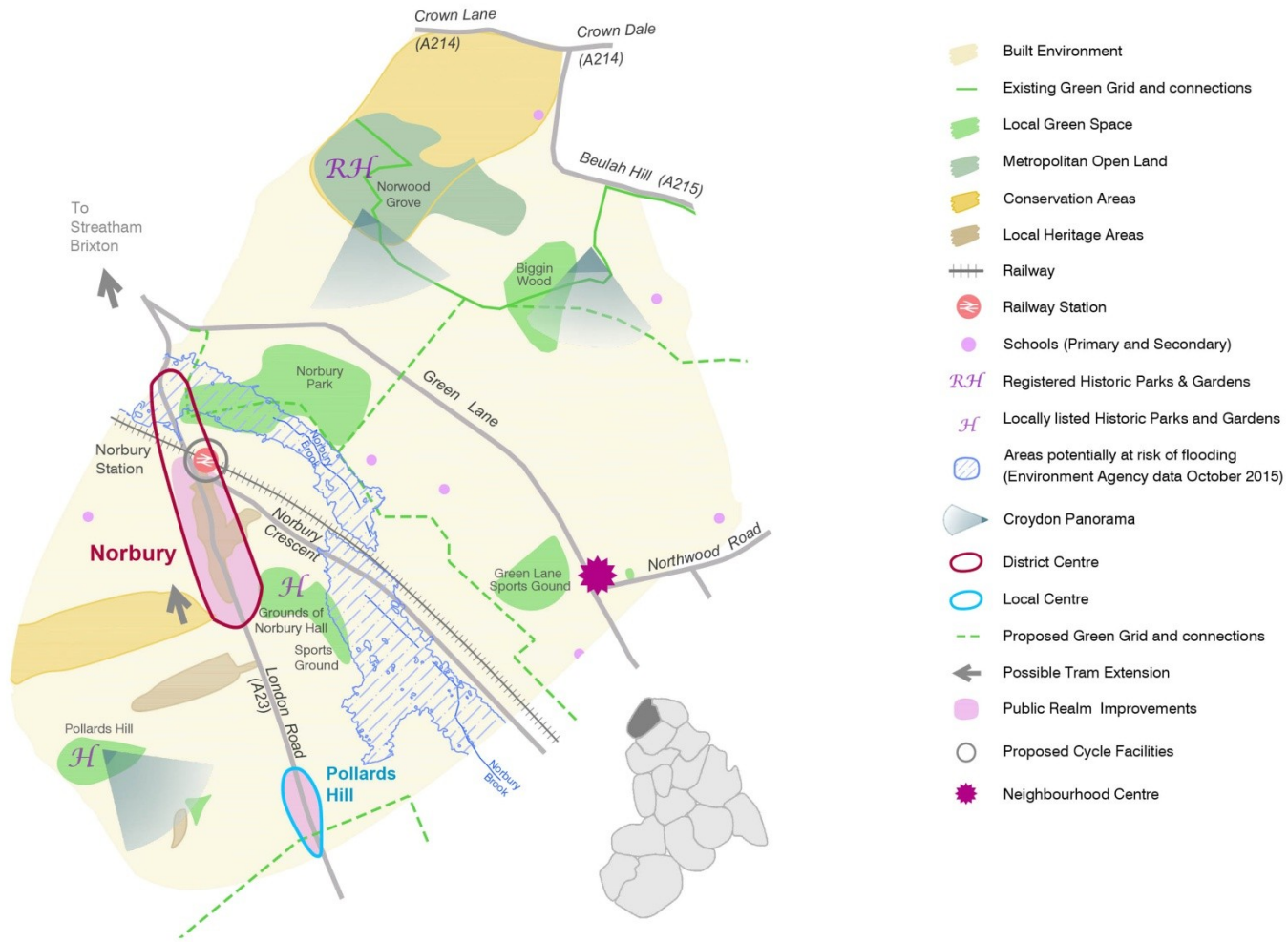
### Green Grid and Open Space

**7.557.56** Emphasis will be placed on improving quality and access to local open spaces. New and existing Green Grid links to Biggin Wood (a remnant of the Great North Wood), Norbury Park and other open space in Norbury, will be focussed on, with way finding to encourage use.

### Transport

**7.567.57** Linkages with the District Centre and railway station will be improved where possible through an expanded Green Grid network, encouraging more sustainable travel. Cycling to Norbury railway station will be more attractive as cycle facilities are enhanced. The tram system in Croydon will be further supported by promoting a new line to Streatham, Brixton and Tooting through Norbury. The quality, frequency and reliability of bus services connecting to Croydon Metropolitan Centre, will be improved as the attraction of the Metropolitan Centre increases. Travel plans will look to ease congestion at peak times in the District Centre by encouraging walking, cycling or public transport especially for school journeys.

Figure 7.87.8 Norbury



## Purley

### Vision

**7.577.58** Purley will be a regenerated District Centre, retaining its historic local character with a mixture of homes, community and cultural facilities and a range of retailing including many independent shops. The Purley South / Brighton Road / Downlands Road Neighbourhood Centre will be supporting the existing and future community with services and facilities beyond a retail function. An enhanced public realm with improved accessibility and good links to open space and a new Enterprise Centre will all contribute to the regeneration of Purley.

### Homes

**7.587.59** As a broad location the main focus of major residential growth will be in and around the District Centre with high quality residential development that will respect the existing residential character and local distinctiveness.

### Employment, Skills and Community Facilities

**7.597.60** Realisation of the potential of Purley for creative industries through the development of a new Enterprise Centre will support the local economy. Independent shops and restaurants will be encouraged in the District Centre with community facilities in close proximity to rejuvenate the centre's daytime and evening economy.

### Character, Heritage and Design

**7.607.61** New development will respect the existing local character and distinctiveness of Purley, referring to the Borough Character Appraisal to inform design quality, with opportunities for public realm improvements primarily focussing on the District Centre whilst seeking to improve links to open space. Any buildings and conversions should be of a high standard of design to ensure

the character of the Centre and the Conservation Area are respected. The Local Historic Parks and Gardens in the area will be retained and new links provided where possible, to incorporate them into the Green Grid network.

### Environment and Climate Change

**7.617.62** Through enabling development, potential exists to implement flood mitigation and adaptation measures along the Brighton Road and south east towards Kenley. Purley District Centre and the surrounding area may be suitable for a district heat network.

### Green Grid and Open Space

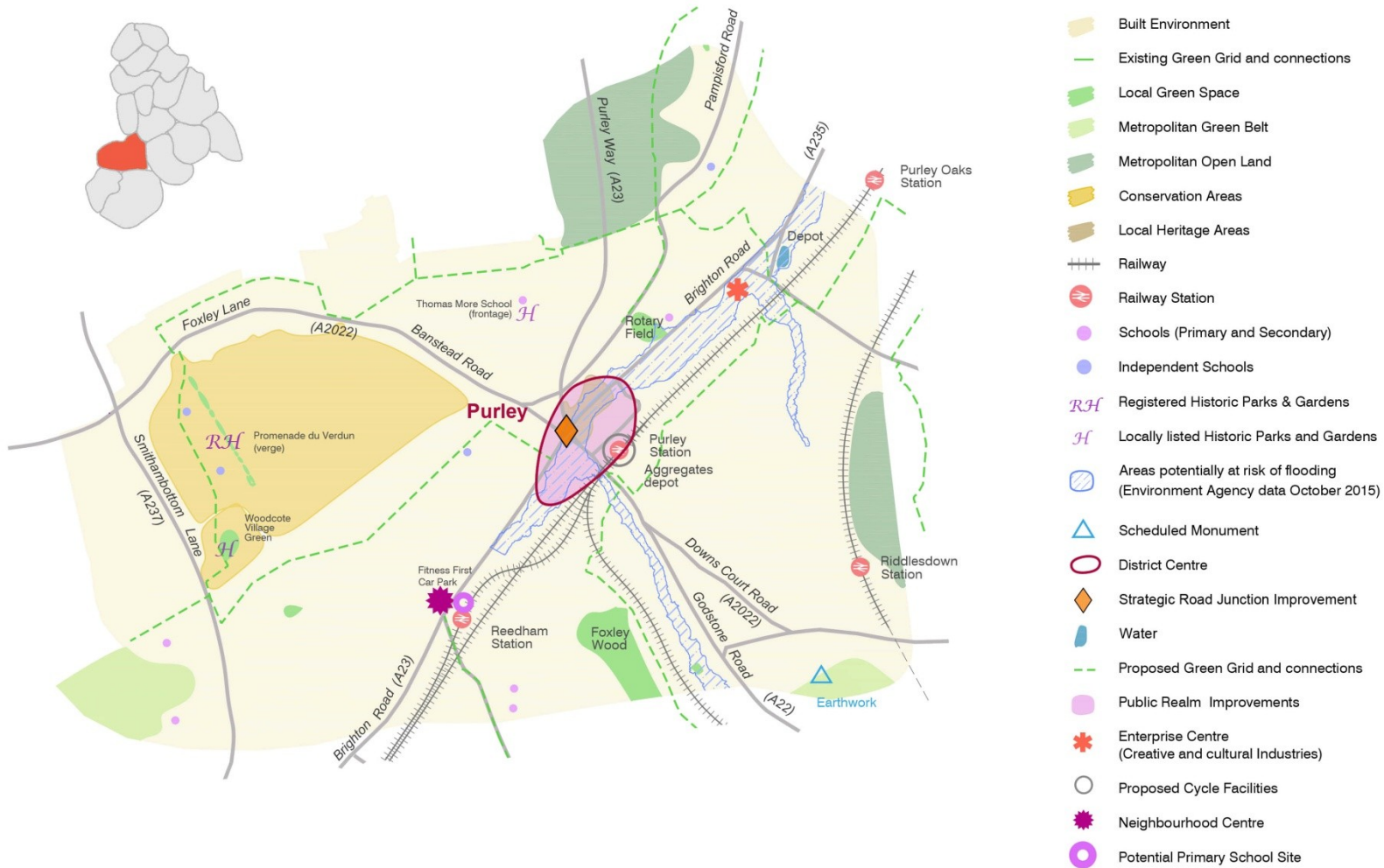
**7.627.63** Opportunities to improve links to existing open spaces, along with way finding around Purley, and to and from the District Centre will be sought.

### Transport

**7.637.64** New bus route measures and improvements, will be developed where possible along the Brighton Road linking Croydon Metropolitan Centre with Purley District Centre. Cycle facilities will be expanded at Purley railway station. Measures to improve connectivity for pedestrians in Purley District Centre will be explored. Travel plans will look to ease congestion at peak times by encouraging walking, cycling or public transport especially for school journeys. Realisation of the potential for the Warren Road railhead to transfer freight to rail will be supported.



Figure 7.97.9 Purley



## Sanderstead

### Vision

**7.647.65** Sanderstead will continue to be a predominantly 1930s suburb, with a village character focussed on the pond and church, surrounded by substantial green space with improved cycle and pedestrian links, served by the Sanderstead and Hamsey Green Local Centres.

### Homes

**7.657.66** An area of sustainable growth of the suburbs ~~lower residential growth~~, with some limited opportunity for windfall sites, growth will mainly be of infilling with dispersed integration of new homes that respect existing residential character and local distinctiveness.

### Employment, Skills and Community Facilities

**7.667.67** Employment opportunities will be concentrated in the two Local Centres with predominantly independent shops supporting the local community.

### Character, Heritage and Design

**7.677.68** New development will respect local character and distinctiveness referring to the Borough Character Appraisal to inform design quality. Any opportunities for public realm improvements will focus on the two Local Centres of Sanderstead and Hamsey Green. Any buildings and conversions should be of a high standard of design to ensure the characters of the Centres are respected.

### Green Grid and Open Space

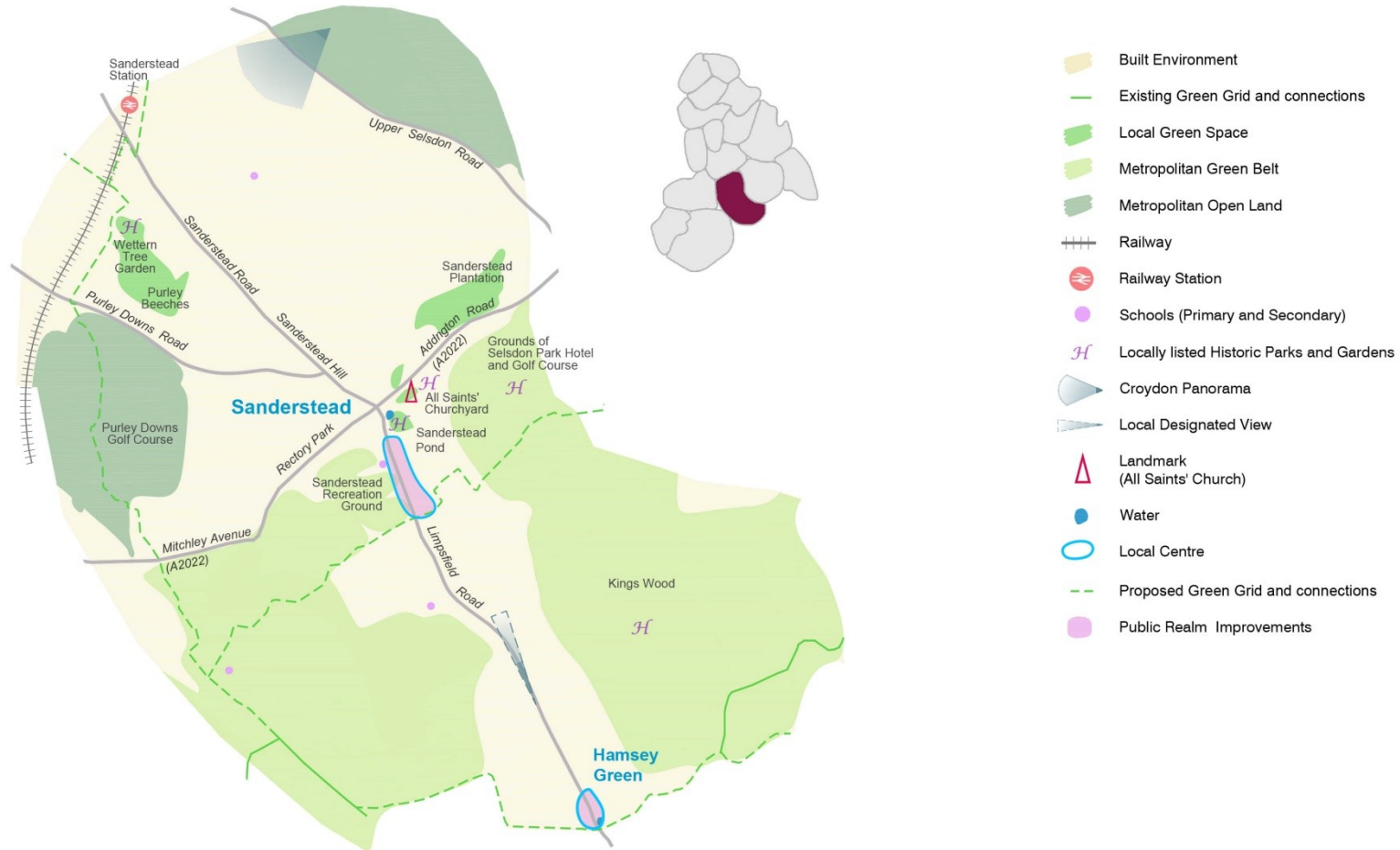
**7.687.69** As a key link in the east part of the Green Grid network of the borough, links to existing green spaces from the residential areas will be improved with further connections added

where possible. The additional green links, with way finding, will enable more opportunities for walking and cycling within and through the area. The Local Historic Parks and Gardens will be retained and new links provided where feasible to incorporate them into the Green Grid network.

### Transport

**7.697.70** With its topography of steep hillsides the existing transport arteries are likely to remain with local bus service connections and level of access maintained. Access will be improved where possible to an expanded Green Grid network with improved walking and cycling links to Sanderstead railway station. The community will enjoy better quality, more frequent and reliable bus services connecting with Croydon Metropolitan Centre. Travel plans will look to ease congestion at peak times in the Local Centre by encouraging walking, cycling or public transport especially for school journeys.

Figure 7.107.10 Sanderstead



## Selsdon

### Vision

**7.707.71** Selsdon District Centre will continue to provide a range of services for the residential population in a suburban setting with good links to its green open spaces and countryside. Selsdon Park Road / Featherbed Lane Neighbourhood Centre will be supporting the existing and future community with services and facilities beyond a retail function.

### Homes

**7.717.72** An area of sustainable growth of the suburbs ~~lower residential growth~~, with somelimited opportunity for windfall sites will see growth mainly confined to infilling with dispersed integration of new homes respecting existing residential character and local distinctiveness.

### Employment, Skills and Community Facilities

**7.727.73** Selsdon District Centre will continue to be the main focus for employment, with the adjacent Selsdon Park Hotel also providing local job opportunities. Community facilities will be focused on the District Centre.

### Character, Heritage and Design

**7.737.74** New development will respect the existing local character and distinctiveness referring to the Borough Character Appraisal to inform design quality. Any public realm improvements should primarily focus on the District Centre. Any building and conversions should be of a high standard of design to ensure the character of the Centre is respected.

### Green Grid and Open Space

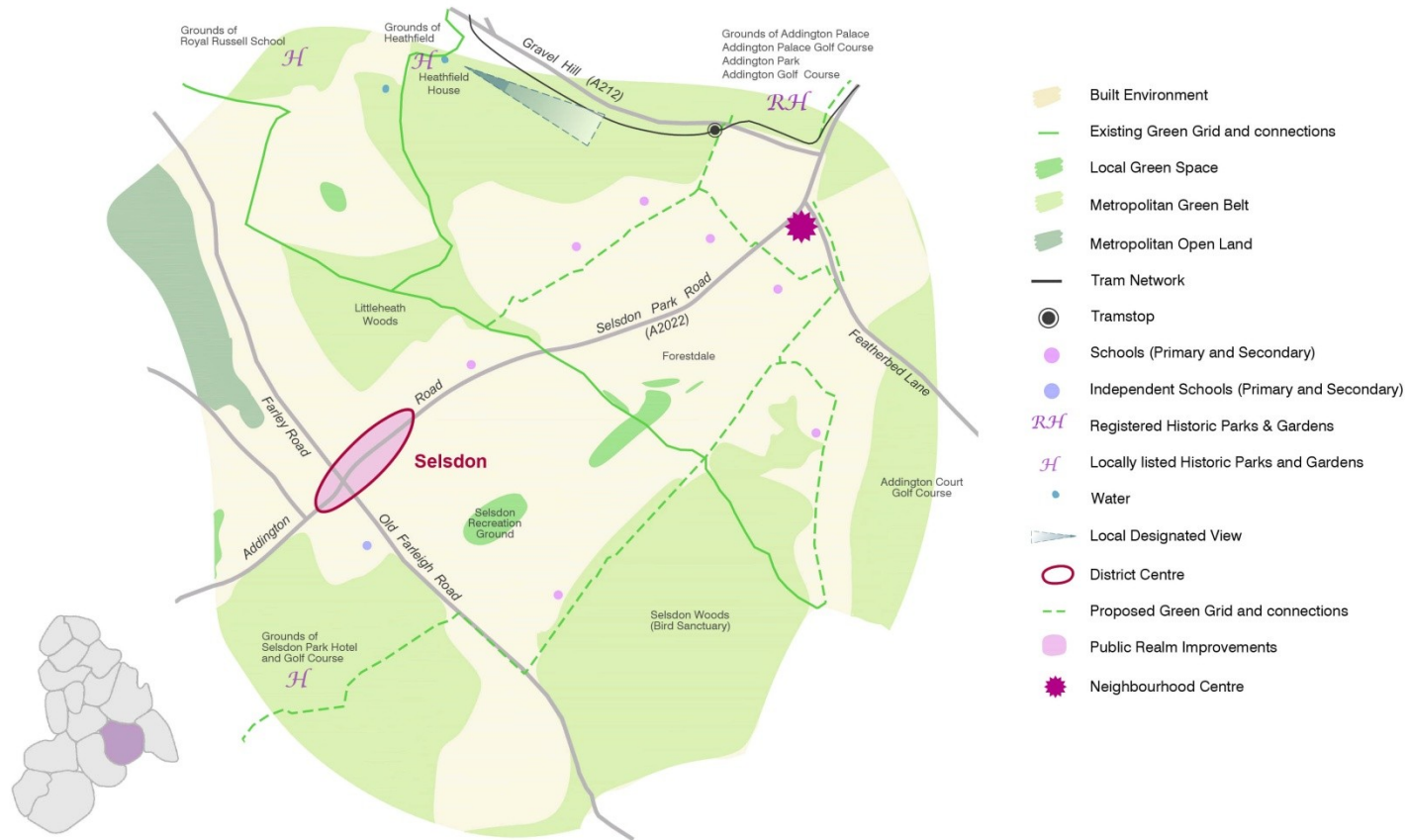
**7.747.75** Links to existing green spaces from the residential areas will be improved where possible with additional connections

to strategic green links enabling more opportunities for walking and cycling in the area.

### Transport

**7.757.76** With a tram stop to the north edge of Selsdon, local bus services, connections and access will be maintained, but with improved walking and cycling routes where possible via improvements to the Green Grid. The community will enjoy better quality, more frequent and reliable bus services connecting with Croydon Metropolitan Centre. Travel plans will look to ease congestion at peak times in the District Centres by encouraging walking, cycling or public transport especially for school journeys.

Figure 7.117.11 Selsdon



## Shirley

### Vision

**7.767.77** Shirley will continue to be a suburb surrounded by substantial green space with improved cycle and pedestrian links. The vibrant Local Centre, with a range of retailing and independent shops will continue to serve the local community. A mature and rejuvenated Shrublands will be served by both local shops as well as those on Wickham Road. Shirley Road and Spring Park / Bridle Road Neighbourhood Centres will be supporting the existing and future community with services and facilities beyond a retail function.

### Homes

**7.777.78** An area of sustainable growth of the suburbs low residential growth, with some little opportunity for windfall sites will see growth mainly confined to infilling with dispersed integration of new homes respecting existing residential character and local distinctiveness.

### Employment, Skills and Community Facilities

**7.787.79** Some small scale employment will be provided in the Local Centre with predominantly independent shops supporting the local community.

### Character, Heritage and Design

**7.797.80** New development will be sensitive to the existing residential character and the wooded hillsides of the Place referring to the Borough Character Appraisal to inform design quality. Public realm improvements will focus on the Local Centre. Any building and conversions should be of a high standard of design to ensure the character of the Centre is respected.

### Environment and Climate Change

**7.807.81** Development in the flood zones will be guided by the policies of the Plan to reduce flood risk.

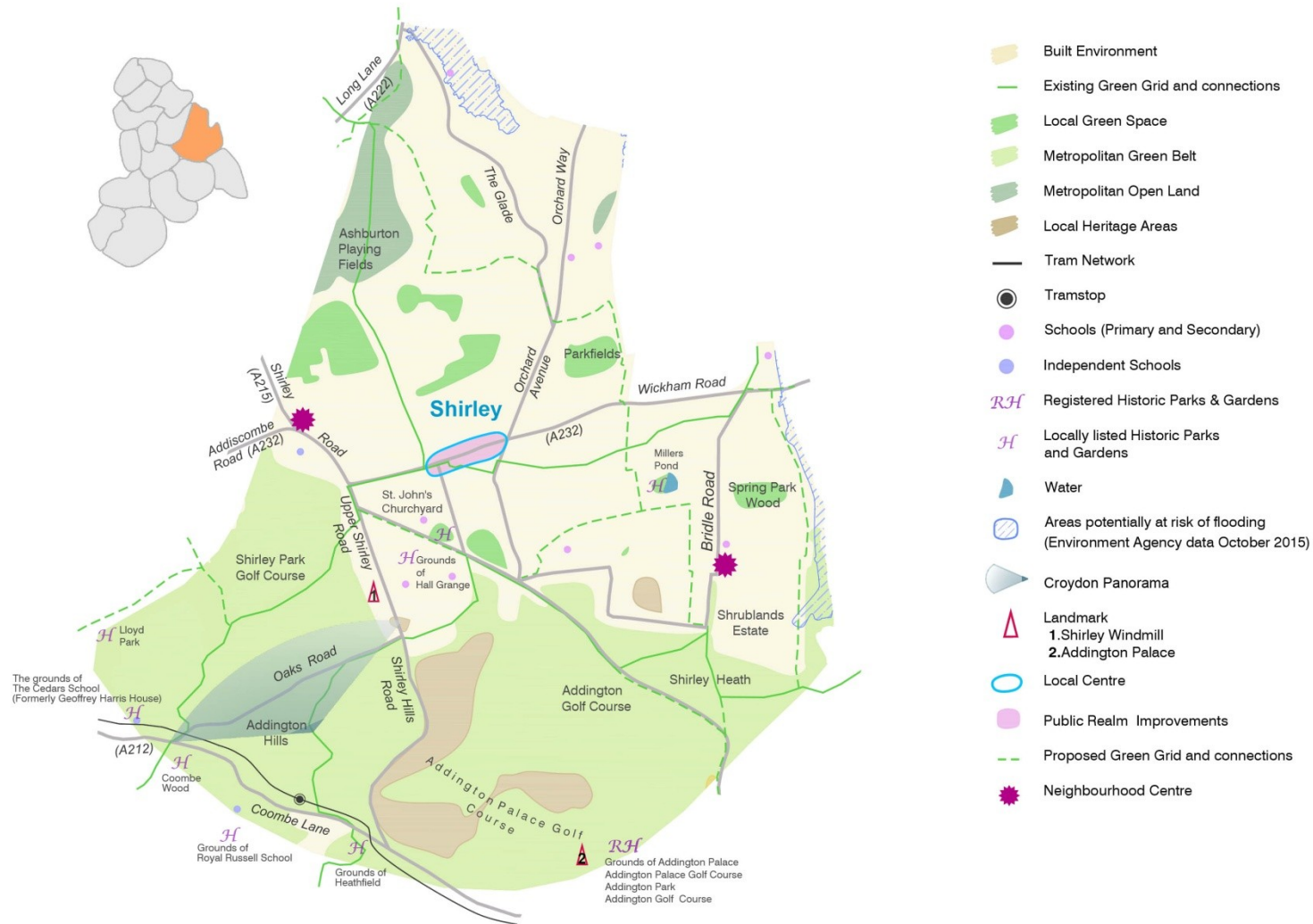
### Green Grid and Open Space

**7.817.82** Shirley will continue to be well served by open space with improved connections to the Green Grid, along with way finding, enabling increased walking and cycling. The Registered Historic and Local Historic Parks and Gardens in the area will be retained and new links provided where possible to incorporate them into the Green Grid network.

### Transport

**7.827.83** With improved access and links where possible the existing connectivity and good public transport of Shirley will be maintained. The community will enjoy better quality, more frequent and reliable bus services connecting with Croydon Metropolitan Centre. Travel plans will look to ease congestion at peak times in the Local Centres by encouraging walking, cycling or public transport especially for school journeys.

Figure 7.127.12 Shirley



## South Croydon

### Vision

**7.837.84** South Croydon will continue to be a highly accessible Place with good connections to open space providing an introduction to the suburban south. The character of the area will be improved through support for the wide range of independent shops and restaurants along South End and its two Local Centres. South End / Parker Road/St Peter's Church Neighbourhood Centre will be supporting the existing and future community with services and facilities beyond a retail function.

### Homes

**7.847.85** The main focus for ~~moderate residential growth~~ sustainable growth of the suburbs will be in the Brighton Road area with a mix of windfall and infill development that respects the existing residential character and local distinctiveness and includes flood mitigation measures.

### Employment, Skills and Community Facilities

**7.857.86** Selsdon Road (including Carlton Road), will remain an important Separated Industrial Location for the borough and will continue to be protected. Elsewhere employment will be concentrated in the two Local Centres and along the Brighton Road.

### Character, Heritage and Design

**7.867.87** New development will be sensitive to the existing local character and the wooded hillsides of the Place referring to the Borough Character Appraisal to inform design quality. Opportunities for public realm improvements will be primarily focused on the two Local Centres with any building and conversions of a high standard of design to ensure the character of the Centres and Conservation Areas are respected. The Local Historic Parks and Gardens in the

area will be retained and new links provided where possible to incorporate them into the Green Grid network.

### Environment and Climate Change

**7.877.88** Through enabling development, potential exists to implement flood mitigation and adaptation measures along the Brighton Road.

### Green Grid and Open Space

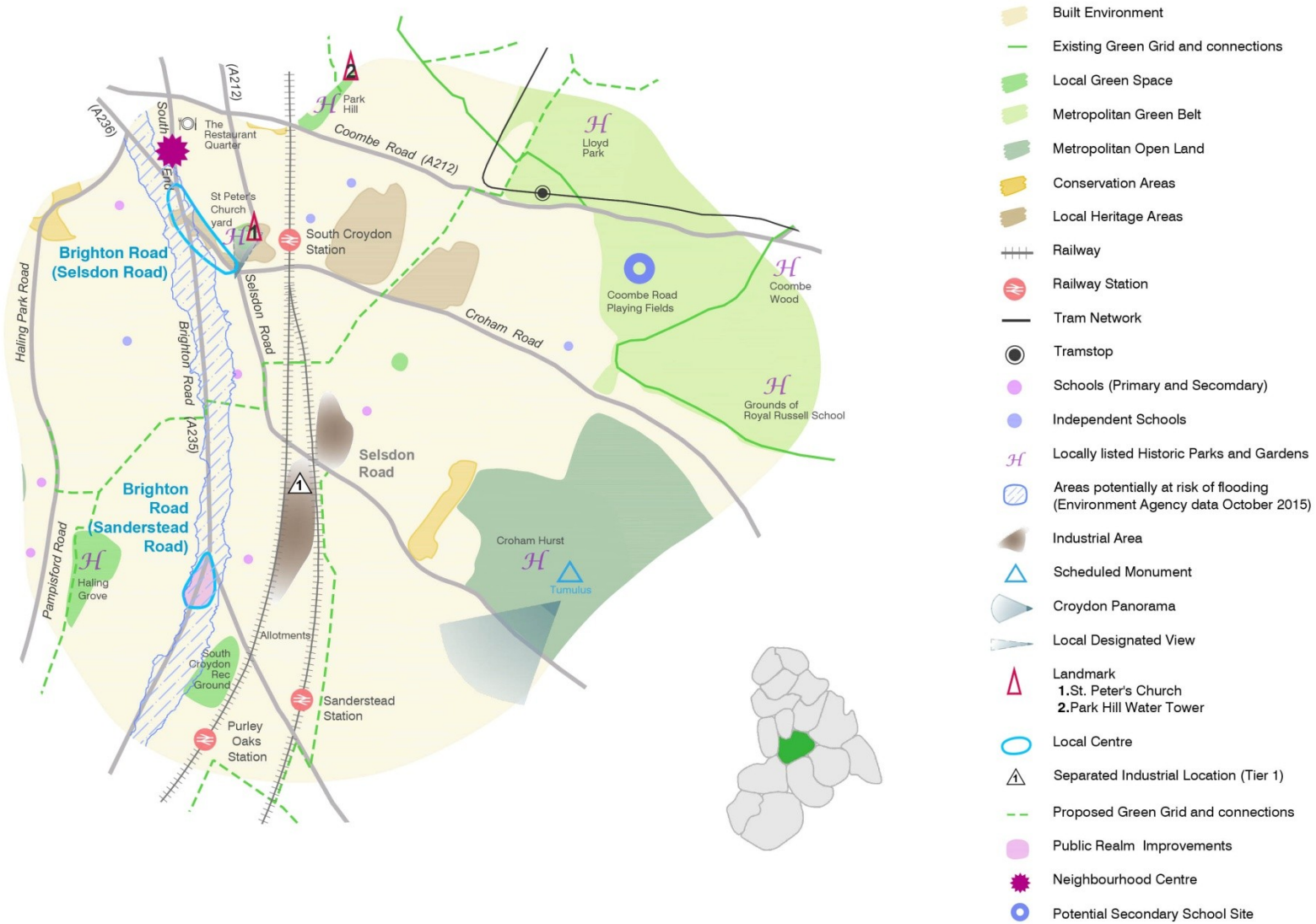
**7.887.89** Improved connections to the Green Grid will be sought to increase opportunities for walking and cycling in the area.

### Transport

**7.897.90** The existing connectivity and good public transport of South Croydon will be maintained and enhanced where possible, with the quality, capacity and reliability of bus services improved. Travel plans will look to ease congestion at peak times by encouraging walking, cycling or public transport especially for school journeys. The potential of Selsdon Road Industrial Location to act as a railhead to transfer freight to rail will be supported.



Figure 7.137.13 South Croydon



## South Norwood and Woodside

### Vision

**7.907.91** South Norwood and Woodside will be a revitalised residential neighbourhood, benefiting from London Overground services to Docklands, the City, and a good connection to Croydon Metropolitan Centre. A revived, enhanced District Centre will offer a mixture of homes, community and cultural facilities and a range of retailing, including many independent shops. South Norwood and Woodside, with their good transport connections will grow in popularity as a residential area and share in the borough's improving prosperity. Woodside Green and Portland Road (Watcombe Road / Woodside Avenue) Neighbourhood Centres will be supporting the existing and future community with services and facilities beyond a retail function.

### Homes, Employment, Skills and Community Facilities

**7.917.92** ~~Moderate residential~~ Sustainable growth of the suburbs with predominantly windfall sites and dispersed integration of new homes will respect existing residential character and local distinctiveness. Selhurst Park is currently the home of Crystal Palace Football Club. If the football club relocates outside the borough it will enable opportunities for the regeneration of this site. The District Centre, Portland Road and Woodside Green will continue to provide employment and services for the local community. Other community facilities will be encouraged to locate in close proximity to the District Centre and opportunities to provide an Enterprise Centre, which could be creative industry based, will be sought in the vicinity of Portland Road.

### Character, Heritage and Design

**7.927.93** Heritage assets and landmarks will be protected, ensuring that new development respects the local character and distinctiveness of South Norwood and Woodside referring to the

Borough Character Appraisal to inform design quality. Opportunities for public realm improvements will be primarily focussed on the South Norwood District Centre and Norwood Junction with any building and conversions of a high standard of design to ensure the character of the Centre and the Conservation Area are respected.

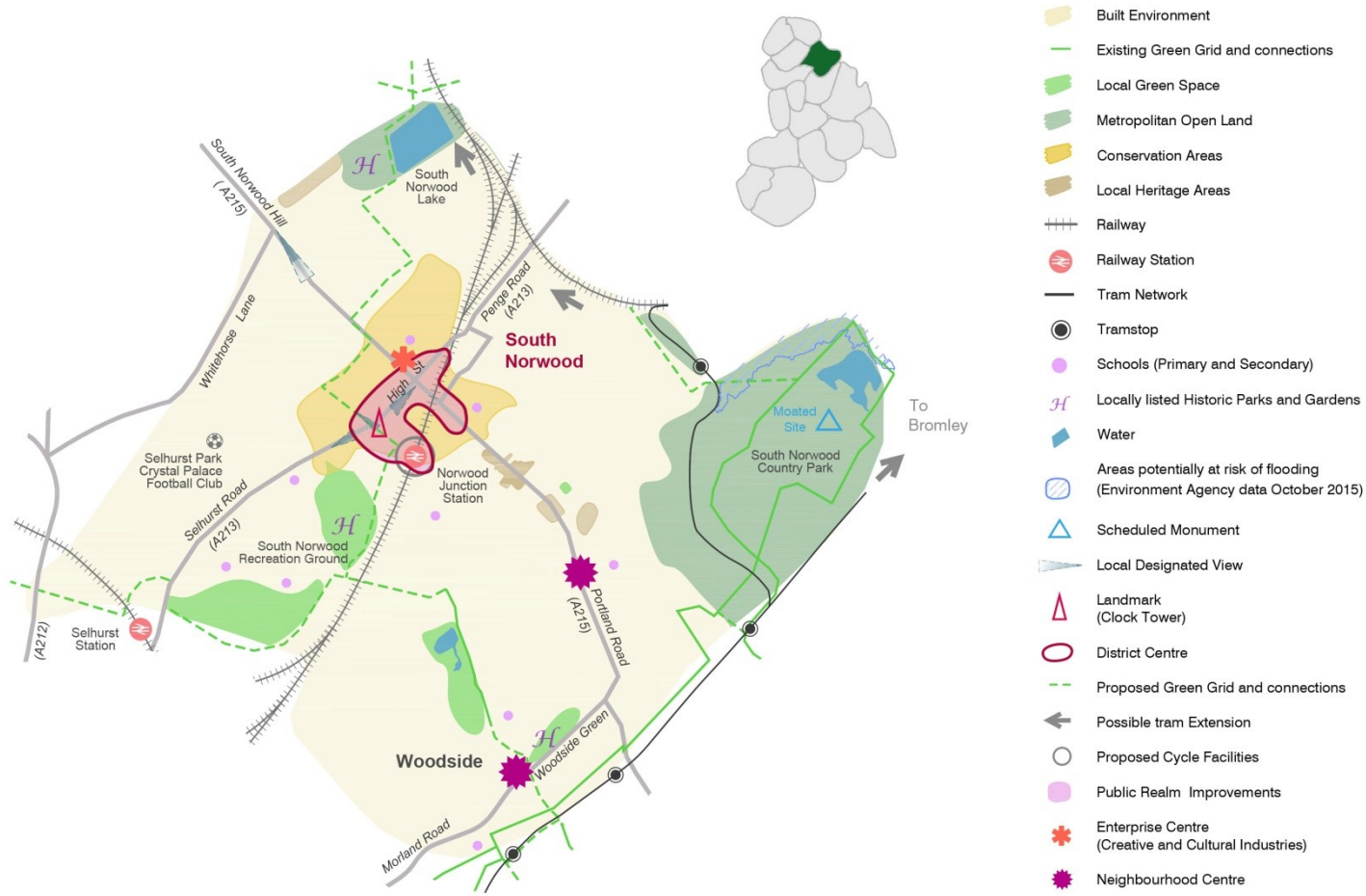
### Environment, Climate Change, Green Grid and Open Space

**7.937.94** The Place's diverse open spaces include South Norwood Lake and Country Park. Links will be provided, where possible to the Croydon Metropolitan Centre and Waterlink Way as part of the National Cycle Network. New Green Grid links will improve connectivity with the Local Historic Parks and Gardens and other green spaces to incorporate them into the Green Grid network. Development in the flood zones will be guided by the policies of the Plan to reduce flood risk.

### Transport

**7.947.95** Cycle facilities will be enhanced at Norwood Junction railway station benefiting the local population who live within walking and cycling distance of this important station. The tram system in Croydon will be further supported by promoting new branch links to Crystal Palace and Bromley through South Norwood and Woodside. Measures to provide better quality, more frequent and reliable bus services along Whitehorse Road, Whitehorse Lane and Selhurst Road (A213) will be promoted. Travel plans will look to ease congestion at peak times by encouraging walking, cycling or public transport especially for school journeys.

Figure 7.14 South Norwood and Woodside



## Thornton Heath

### Vision

**7.957.96** Thornton Heath's District Centre will be a mix of homes, community and cultural facilities reflecting the local diversity of the population and a range of retailing including many independent shops. The Local Centre at Thornton Heath Pond will continue to have a strong evening economy. **Brigstock Road Neighbourhood Centre will be supporting the existing and future community with services and facilities beyond a retail function.** The District Centre will be firmly connected with Green Grid links that follow the Norbury Brook through Thornton Heath Recreation Ground together with further green links to Grangewood Park and west onto Mitcham Common. The Place will share in the borough's improving prosperity.

### Homes

**7.967.97** Moderate residential growth with some opportunity for windfall sites, limited infilling, and dispersed integration of new homes will respect existing residential character and local distinctiveness.

### Employment, Skills and Community Facilities

**7.977.98** Croydon University Hospital will evolve and, as the borough's principal health centre, will remain Thornton Heath's largest employer. The District and Local Centres will continue to support the community, providing employment and services. Community facilities will be encouraged to locate in close proximity.

### Character, Heritage and Design

**7.987.99** Heritage assets and landmarks will be protected and enhanced and the Place will be improved with high quality new development that respects the local character and distinctiveness, referring to the Borough Character Appraisal to inform design

quality. Public realm improvements will primarily be focussed on the District and Local Centres with any buildings and conversions of a high standard of design to ensure the character of the Centres are respected.

### Environment and Climate Change

**7.997.100** Development will be directed away from the functional flood plain of the Norbury Brook. Development in flood zones will be guided by the policies of the Plan to reduce flood risk.

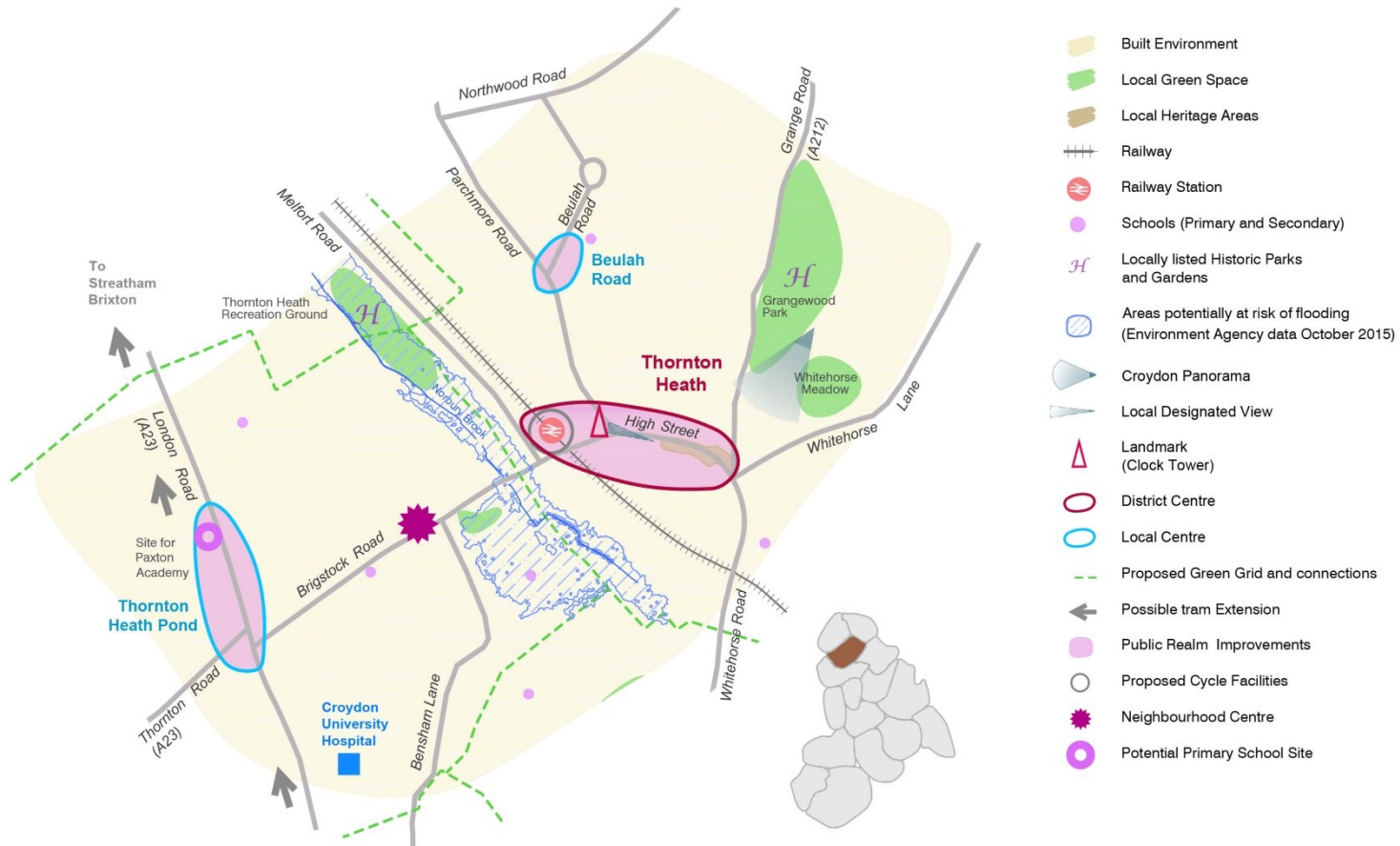
### Green Grid and Open Space

**7.4007.101** To improve access to nature and the quality of the local open spaces, opportunities to de-culvert Norbury Brook in Thornton Heath Recreation Ground will be considered as part of a parks improvement project, but will need to be assessed against the need to provide space for sport and recreation. A Green Grid link with green spaces along the Norbury Brook will be established where possible. Way finding and improvements to the Local Historic Grangewood Park and Whitehorse Meadow will help to encourage more use of existing green spaces.

### Transport

**7.4047.102** Cycling to Thornton Heath railway station will be more attractive with additional and better quality cycle facilities provided where possible. The tram system in Croydon will be further supported by promoting a new line to Streatham, Brixton and Tooting following the London Road through the Local Centre. The community will enjoy better quality, more frequent and more reliable bus services connecting with Croydon Metropolitan Centre. Travel plans will look to ease congestion at peak times by encouraging walking, cycling or public transport especially for school journeys.

Figure 7.15 Thornton Heath



## Waddon

### Vision

**7.1027.103** Waddon will comprise both a growing residential community and a principle industrial location. Waddon Road / Abbey Road Neighbourhood Centre will be supporting the existing and future community with services and facilities beyond a retail function. It will, therefore, remain central to the borough's economic prosperity including continuing employment, inward investment, training and innovation. Waddon will share in the borough's improving prosperity and retain its high levels of accessibility, both for the residents and industrial and commercial traffic. Simultaneously the area will benefit from improved community provision for walking and cycling routes with an expanded Green Grid network connecting the Wandle Valley Regional Park with Croydon Metropolitan Centre. The retail areas along Purley Way, A23, will evolve into a series of interconnected mixed-use developments.

### Homes

**7.1037.104** An area of major new high quality residential development based on available land will be concentrated on Purley Way, and a possible Local Centre at Five Ways. Residential development will respect the existing residential character and local distinctiveness.

### Employment, Skills and Community Facilities

**7.1047.105** Purley Way, a Strategic Industrial Location, and the industrial heartland of the borough, will remain an important centre of employment activity. The borough will continue to invest in community facilities such as the Waylands Leisure Centre, and education and training facilities, to meet the needs of the existing and new population.

### Character, Heritage and Design

**7.1057.106** New development will respect the existing local character and distinctiveness of Waddon referring to the Borough Character Appraisal to inform design quality. Opportunities for public realm improvements will focus on Five Ways, where a possible Local Centre could be located. Waddon's heritage assets, including Croydon Airport House and the classic view of Croydon from the Purley Way playing fields, will be protected. The Local Historic parks in the area will be retained with new links provided where possible to incorporate them into the Green Grid network.

### Environment and Climate Change

**7.1067.107** The River Wandle will continue to be de-culverted where possible to create a more natural environment whilst encouraging biodiversity. Development that does take place in the flood zones will be guided by the policies of the Plan to reduce flood risk.

### Green Grid and Open Space

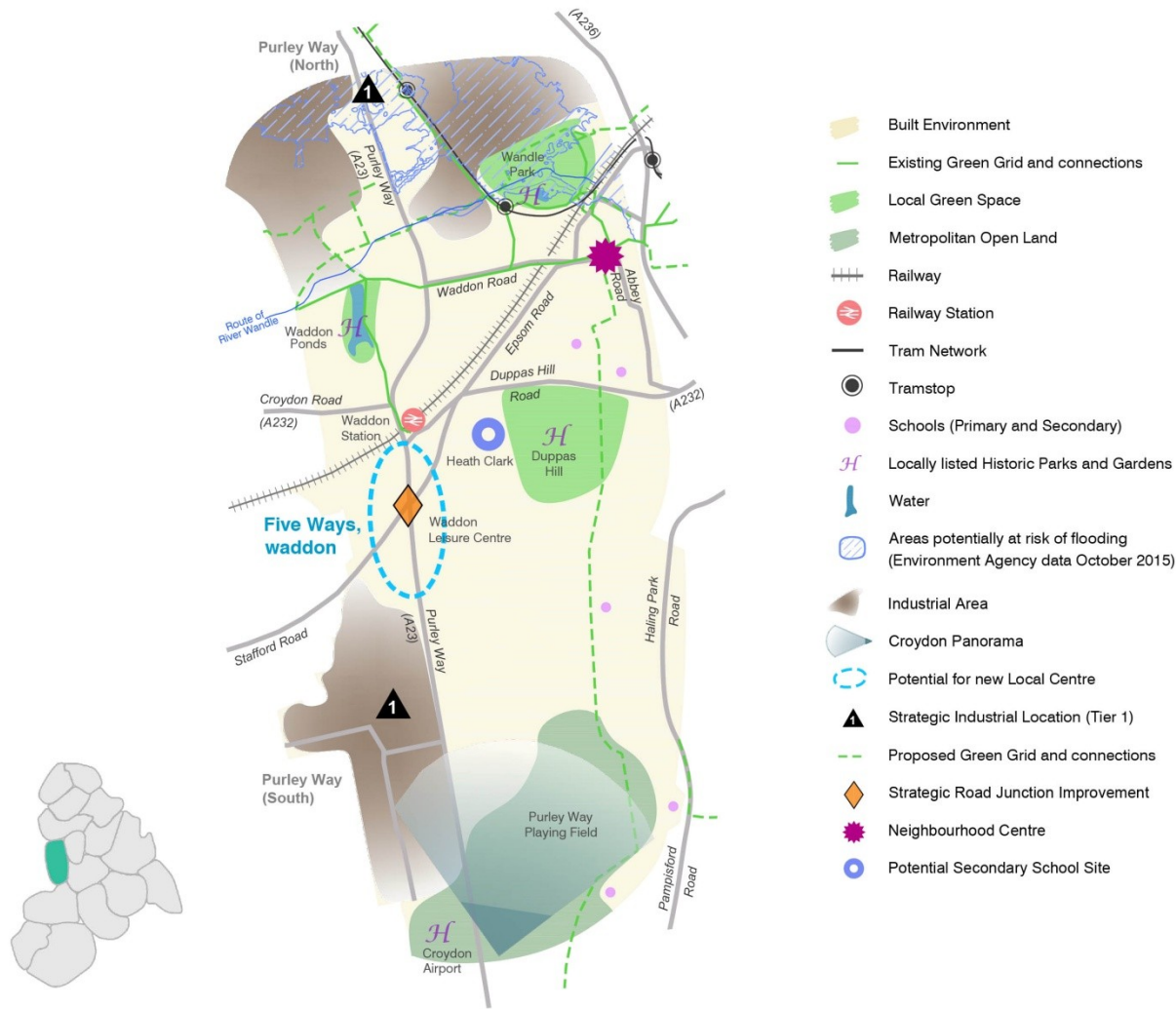
**7.1077.108** Improved connections to the Croydon Metropolitan Centre and Wandle Valley Regional Park via Wandle Park and Waddon Ponds will be sought, improving and expanding the Green Grid to promote strategic east/west and north/ south links.

### Transport

**7.1087.109** Opportunities to improve the functioning of the A23 and junction improvements at Five Ways will be taken. To encourage walking and cycling, high quality connections within an attractive environment will be sought to reduce the severance effect of the Purley Way road, railway and tram lines. Waddon will benefit from improved tram services with investment in tram stock and more frequent services. As the attraction of the Croydon

Metropolitan Centre increases, the quality, capacity and reliability of bus services connecting to it, will be improved. Travel plans will look to ease congestion at peak times by encouraging walking, cycling or public transport especially for school journeys.

Figure 7.167.16 Waddon





## 8. Delivering and Monitoring the Croydon Local Plan: Strategic Policies

### How we are going to deliver the Croydon Local Plan: Strategic Policies

**8.1** The Strategic Policies has four main strands for its delivery:

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

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

**8.3** The Infrastructure Delivery Plan is not repeated as a document in the Croydon Local Plan: Strategic Policies. The full infrastructure schedule within the Infrastructure Delivery Plan is part and parcel of the Strategic Policies' delivery and is a critical supporting document.

**8.4** Appendix 2 to this Plan sets out the full delivery matrix showing how the Strategic Policies will be delivered. The infrastructure required for the delivery matrix is set out in the full Infrastructure Delivery Plan report.

### How we will know if the Croydon Local Plan: Strategic Policies is being delivered

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

**8.6** The indicators will be monitored on an annual basis and included in a Monitoring Report looking at the implementation of the Strategic Policies. Each indicator is set out in Appendix 3 to this Plan.

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

### Saved Unitary Development Plan policies

**8.8** Appendix 4 to this Croydon Local Plan: Strategic Policies sets out the policies in the current Unitary Development Plan (UDP) that were replaced by Development Plan Document and those which will be saved until they are replaced by the Croydon Local Plan: Detailed Policies and Proposals Development Plan Document.

# Appendix 1 - Glossary

## **Accessibility**

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

## **Affordable Housing**

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

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

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

Intermediate affordable housing is housing at prices and rents above those of social rent but below market price or rents, and which meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices and include provisions for the home to be retained for future eligible households or for any subsidy to be recycled for alternative affordable housing provision. These can include shared equity and shared ownership homes for

sale, and intermediate rent, but does not include affordable rented housing.

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

## **Airport City**

This seeks to promote businesses and employment opportunities which capitalise on Croydon's proximity to Gatwick, Heathrow, London City and Biggin Hill Airports and central London.

## **Amenity**

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

## **Archaeological Priority ZonesAreas**

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

## **Biodiversity**

The variety of species of flora and fauna.

## **Biodiversity Action Plan**

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

plans. In 2013 Croydon's Biodiversity Action Plan consisted of four Habitat Action Plans.

### **Borough Character Appraisal**

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

### **Brownfield**

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

### **Car Club**

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

### **Climate Change**

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

### **Code for Sustainable Homes/BREEAM**

~~The Code for Sustainable Homes and the~~ Building Research Establishment's Environmental Assessment Methodology (BREEAM) ~~are ways~~ used to measure the sustainability performance of ~~domestic and~~ commercial buildings.

### **Cohesive Communities**

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

### **Combined Heat and Power system**

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

### **Compulsory Purchase Order**

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

### **Community Infrastructure Levy**

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

### **Community Facilities**

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

## **Connectivity**

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

## **Conservation Area**

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

## **Creative and Cultural Industries**

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

## ~~Croydon Council Urban Regeneration Vehicle (CCURV)~~

~~A partnership of Croydon Council with a private developer to enable the development of Council owned sites and ensure that the Council realises the maximum benefit available from the delivery.~~

## **Croydon Local Plan: Detailed Policies and Proposals DPD**

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

## **Croydon Metropolitan Centre (CMC)**

A metropolitan centre serves a wide catchment which can extend over several boroughs and into parts of the wider south east region. Typically they contain at least 100,000m<sup>2</sup> of retail floor space with a significant proportion of high-order comparison goods relative to convenience goods. These centres generally have very good accessibility and significant employment, service and leisure functions.

## **Croydon Monitoring Report**

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

## **Croydon Opportunity Area**

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

## **Croydon Panoramas**

The criteria applied for identification includes the following:

- The viewpoint must be in a publicly accessible location in a major public area or the viewpoint is located in an area or on routes identified in Figure 5.1 Policy SP4 (Public Realm) map;
- The viewpoint selected is where the widest panorama can be viewed;
- The viewpoint selected is also the one that gives the clearest view, has the least obstructions of the subject matter; and

- The view is of substantial parts of the borough of Croydon ( views looking outside of Croydon are not included as the subject matter is outside the remit of the Council)

### **Cycle Hub**

A point for collecting or returning bicycles available for hire.

### **Department for Environment, Food and Rural Affairs (DEFRA)**

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

### **Development Management**

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

### **Development Plan**

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

### **Development Plan Document (DPD)**

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

### **District Energy Networks**

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

of the demand and relatively short distances for the heat or energy to be distributed.

### **District Centre**

Distributed more widely than the metropolitan centres, providing convenience goods and services for more local communities and accessible by public transport, walking and cycling. Typically they contain 10,000 – 50,000m<sup>2</sup> of retail floor space. Some District centres have developed specialist shopping functions.

### **Enterprise Centre**

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

### **Equalities ~~Impact Assessments~~Analysis**

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

### **Evidence Base**

The NPPF paragraph 158 states each local planning authority should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Local planning authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals. PPS12 paragraph 4.36 stated the need for core strategies to be "justifiable", meaning that they must be founded on a robust and credible evidence base, and contain the most appropriate

~~strategy when considered against the reasonable alternatives. The evidence base should contain two elements: (1) participation—evidence of the views of the local community and others who have a stake in the future of the area; and (2) research/fact-finding—evidence that the choices made by the plan are backed up by the background facts.~~

### **Flood Risk Zone**

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

### **Fluvial Flooding**

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

### **Green Belt**

Green belts are a national policy designation that helps to contain development, protect the countryside and promote brownfield development, and assists in urban regeneration. There is a general presumption against inappropriate development in the green belt.

### **Green Grid**

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

### **Green Infrastructure**

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

### **Green Arc Vision**

Bringing the Big Outdoors closer to people through the creation of an extensive and attractive and valued recreational landscape of well-connected and accessible countryside around London, for people and wildlife.

### **Groundwater Flooding**

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

### **Heat Island Effect**

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

### **Heritage Assets**

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

### **Housing Supplementary Planning Guidance**

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

### **Housing Typologies Study**

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

## **Imagine Croydon**

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

## **Inclusive Communities**

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

## **Infrastructure Delivery Plan (IDP)**

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

## **Innovation**

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

## **Lifetime Homes**

~~The Lifetime Homes Standards are a series of sixteen standards intended to make homes more easily adaptable for occupiers over the course of their lives.~~

## **Legibility**

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

## **Local Area of Special Character (LASC)**

~~An area which is not a Conservation Area but which has a special local character in terms of its townscape, architectural or landscape character or appearance, which the Council considers should be conserved.~~

## **Local Centre**

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

## **Local Designated Landmark**

The criteria used to identify landmarks are:

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

## **Local Designated Views**

The criteria applied for identification includes the following:

- The viewpoint must be in a publicly accessible location in a major public area or the viewpoint is located in an area or on routes identified in Figure 5.1 Policy SP4 (Public Realm) map;
- It must contribute positively to the local character;
- Key landmarks (Local Designated Landmarks) are seen or it is a unique view; and

- It must be substantially of a part of the borough.

### **Local Development Framework (LDF)**

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

### **Local Enterprise Partnership (LEP)**

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

### **Local Green Space**

Open space that is demonstrably special to the local community and holds a particular local significance because of its beauty, historic importance, recreational value, tranquillity or richness of its wildlife. It does not include Green Belt and must be local in character and not cover extensive tracts of land.

### **Local Heritage Areas**

Local Heritage Areas (LHAs) are distinctive locally significant heritage assets that have been designated as a result of their heritage and architectural or townscape or landscape value. LHAs are characterised by their locally recognised distinctive and particularly high quality examples of more familiar types of local historic development. They are areas of a recognised local heritage significance which additionally meets one or more of the following three criteria:

- Architecture: The architecture in the area must be of a high quality, distinctive and well preserved. The collective value of a group of historic buildings has a consistent architectural form, style, features, detailing or materials; and the group will often, but not

always, have been built as a single development over a short period of time.

- Townscape: The townscape of the area must be of a high quality, distinctive and well preserved. This is because of the attractive and historic composition of the urban form; and the area will often, but not always, have been planned.
- Landscape: The landscape of the area must be of a high quality, distinctive and well preserved. This is because of the distinguishing quality, extent or features of its historic landscape; and it will often, but not always, have been planned

### **Localism Act 2011**

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

### **Local Listed ~~of~~ Buildings**

~~Buildings throughout the borough which, although not of sufficient quality to warrant Statutory Listing, in the Council's opinion significantly contribute to the townscape of an area by their historical or architectural interest.~~ The locally listed buildings and structures within Croydon are considered by the public and the council as having special local architectural or historic interest, to be of significance to the local community and to contribute to the environmental and cultural heritage of the borough. All locally listed buildings should satisfy at least two of the following criteria:

- Authenticity: Buildings and groups selected for the local list should be substantially unaltered and retain the majority of their original features;



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

### **Locally Listed Historic Parks and Gardens**

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

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

### **Local Strategic Partnership (LSP)**

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

### **Masterplan**

This term is used here to describe a 'spatial masterplan', which sets out proposals for buildings, spaces, movement strategy and land

use in three dimensions and matches these proposals to a delivery strategy.

### **Mayor's Supplementary Planning Guidance**

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

### **Metropolitan Green Belt (MGB)**

See Green Belt

### **Metropolitan Open Land (MOL)**

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

### **Mixed-use development**

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

### **Multiversity**

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

### **National Planning Policy Framework (NPPF)**

Published in March 2012, the National Planning Policy Framework is a key part of Government reforms to make the planning system less complex and more accessible, and to promote sustainable growth. The NPPF replaces all existing Planning Policy Statements and Planning Policy Guidance.

### **Natural Signatures**

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

### **National Technical Standards (2015)**

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

### **Natural Surveillance**

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

### **Neighbourhood Centres**

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

### **Neighbourhood Forum**

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

### **Neighbourhood Planning**

The government is creating a new Neighbourhood Planning tier that will be led by the community rather than the Council. The Localism Bill, which recently became an Act, embeds Neighbourhood Planning in the formal planning system. The purpose of the

legislation is to allow community groups to become involved in enabling and shaping and promoting growth and development that takes place in their local area.

### **Neighbourhood Development Plan**

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

### **Night-Time Economy**

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

### **Opportunity Area Planning Framework (OAPF)**

A non-statutory planning document issued by the Mayor of London. It is consistent with and is derived from the London Plan and other Mayoral strategies. Its purpose is to assist with the delivery of

cross-borough projects, provide clarity to developers and investors, and guide borough planning decisions and policies.

### **Partners**

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

### **Permeability**

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

### **Planning Obligations**

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

### **Planning Policy Statement/Planning Policy Guidance**

~~These set out the government's planning policies that local authorities were expected to adhere to when preparing their Local Development Framework. However with the adoption of the National Planning Policy Framework they have been replaced.~~

### **Pluvial Flooding**

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

### **Public Realm**

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

### **Public Transport Accessibility Level (PTAL)**

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

~~**Regulation 27: Publication of a Development Plan Document**  
Before a local authority submits a development plan document to the Secretary of State, it must publish, and make available to the public, the documents it proposes to submit~~

### **Registered Provider**

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

### **Renewable energy**

Energy derived from a source that is continually replenished, such as wind, waves, solar, hydroelectric and energy from plant material,

but not fossil fuels or nuclear energy. Although not strictly renewable, geothermal energy is generally included.

### **Sewer Flooding**

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

### **Soundness**

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

### **Source Protection Zone**

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

### **Source Protection Zone 1 – Inner protection zone**

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

### **Source Protection Zone 2 – Outer protection zone**

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

### **Source Protection Zone 3 – Source catchment protection zone**

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

### **Stakeholder**

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

### **Statement of Community Involvement (SCI)**

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

### **Statutory Listed Building**

The national list of buildings of special architectural or historic interest maintained by [English Heritage](#) [Historic England](#) on behalf of the government.

### **Supplementary Planning Documents (SPD)**

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

### **Sustainable Communities**

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

### **Sustainability/Sustainable Development**

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

### **Sustainability Appraisal (SA)**

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

### **Sustainable Community Strategy (SCS)**

The Local Strategic Partnership creates a long-term vision for the area to tackle local needs. The vision is set out in the SCS. The

Local Area Agreement is the mechanism for making the vision a reality. All the SCS outcomes and targets are designed to deliver the vision set out in the SCS. The SCS is the 'plan of plans' in the area. It sits above all the other plans and should be based on evidence and consultation. The SCS should also set out the key tasks that the partners in the area need to achieve to improve its wellbeing. The Local Development Framework, particularly the Croydon Local Plan: Strategic Policies needs to demonstrate how it is delivering the SCS.

### **Sustainable Drainage Systems (SuDS)**

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

### **Strategic Housing Land Availability Assessment**

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

### **Transport for London (TfL)**

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

### **Transport Assessments**

An impartial assessment of the transport impacts of a proposed development

**Travel Plan**

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

**Urban Blue Corridors**

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

**We are Croydon**

This is the title given to the vision for Croydon contained in the Sustainable Community Strategy.

**Windfall sites**

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

## Appendix 2 - Delivery matrix

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
SP1 - The Places of Croydon	New developments that contribute to an enhanced sense of place and improved local character	Croydon Council Developers Landowners Neighbourhood Forums Public bodies Neighbouring local authorities Businesses Service Providers	A range of policies to promote high quality new development through the pre-application and development management process. Future policies will be guided by the Borough Character Appraisal, other place-based evidence and the LDF, including the Croydon Local Plan: Detailed Policies and Proposals DPD and future Neighbourhood Plans.	2011- <del>34</del> <u>36</u>	All Places	Review Croydon Local Plan: Strategic Policies and other policies, implementing policy including the Croydon Local Plan: Detailed Policies and Proposals DPD and Borough Character Appraisal  Provide further assistance to Neighbourhood Plans to help implement policy

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Growth in homes, jobs and services	Croydon Council Developers Landowners Service providers Infrastructure providers Neighbourhood Forums Registered Providers Service providers Businesses	Other policies forming part of the Local Development Framework  Croydon Opportunity Area Planning Framework	2011- <del>34</del> 36	Primarily in Croydon Opportunity Area, <u>including approximately a third of the borough's residential growth, with Waddon, Purley, <del>Coulsdon</del>, and Broad Green &amp; Selhurst, and Thornton Heath and Coulsdon, accommodating medium and moderate residential growth</u> and, to a more limited extent in the other Places	Review Croydon Local Plan: Strategic Policies and Croydon Local Plan: Detailed Policies and Proposals DPDs  Provide further assistance to Neighbourhood Plans to help implement policy  Work with infrastructure providers to deliver infrastructure necessary to support Places of Croydon



Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
SP2 - Homes	A total of <del>29,860</del> <u>31,850</u> new homes between <del>2011-2016</del> and <del>2031-2036</del> , of which <del>13,300</del> will be built by 2024	Developers Landowners Registered providers Croydon Council GLA	Allocating land for new homes in the Croydon Local Plan: Detailed Policies and Proposals DPD and to guide development of new homes  Working with developers and landowners through the development management process to secure the best use of land in Croydon	<del>2011-2016-</del> <del>2031-2036</del>	All Places	Review policy in Croydon Local Plan: Strategic Policies  Review policies of the Croydon Local Plan: Detailed Policies and Proposals DPD  Review Community Infrastructure Levy requirements  Apply planning obligations requirements more flexibly

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	<del>5,600</del> <u>7,300</u> homes on allocated sites outside of Croydon Opportunity Area including preferred unit mix (tenure and size)	Croydon Council GLA Developers Landowners	Croydon Council will allocate sites for new homes in the Detailed Proposals of the Croydon Local Plan: Detailed Policies and Proposals DPD in partnership with GLA, developers and landowners	2011- <del>13</del> <u>17</u>	All Places except Croydon Opportunity Area	Review timetable for preparing Croydon Local Plan: Detailed Policies and Proposals DPD
	<del>7,300</del> <u>10,650</u> homes on allocated sites inside Croydon Opportunity Area including preferred unit mix (tenure and size)	Croydon Council GLA Developers Landowners	Croydon Council will allocate sites for new homes in Croydon Local Plan: Detailed Policies and Proposals DPD in partnership with GLA, developers and landowners	2011- <del>13</del> <u>17</u>	Croydon Opportunity Area	Review timetable for preparing Croydon Local Plan: Detailed Policies and Proposals DPD
			Opportunity Area Planning Framework will set out approach and preferred unit mix	<del>2011-12</del> <u>Adopted in 2013</u>		Transfer delivery to Croydon Local Plan: Detailed Policies and Proposals DPD

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	<p>25% of all new homes to be social or affordable rented homes (with a minimum of <del>4,700</del> <u>7,825</u> in total) and <del>1540</del>% of all new homes to be intermediate affordable homes for low cost shared home ownership, <u>intermediate rent or starter homes</u> (with a minimum of <del>1,900</del> <u>4,695</u> new homes)</p>	<p>Developers and Croydon Council working in partnership with Registered Providers</p>	<p>Planning obligation agreements with developers</p> <p>Croydon Council New Build Programme</p> <p>Registered Providers build programmes</p>	<p><del>2014</del><u>2016</u>- <del>2034</del><u>2036</u></p>	<p>All Places</p>	<p>Review policy in Croydon Local Plan: Strategic Policies and in particular the requirements for on-site provision of affordable homes</p> <p>Apply other planning obligations requirements more flexibly</p> <p>Work with Registered Providers to seek other funding sources for affordable homes</p>

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Mechanism for calculating commuted sums for affordable housing	Croydon Council <del>will determine mechanism</del>	<del>Croydon Local Plan: Detailed Policies and Proposals DPD</del> <u>Non-statutory guidance on Planning Obligations and Community Infrastructure Levy</u>	2011- <del>13</del> <u>17</u>	All Places	<del>Review timetable for preparing Croydon Local Plan: Detailed Policies and Proposals DPD</del> <u>Non-statutory guidance on Planning Obligations</u>  In interim rely on Saved UDP policies
	Framework for provision of homes including approach to mix of homes across borough	Croydon Council will set framework	Croydon Local Plan: Detailed Policies and Proposals DPD	2011- <del>13</del> <u>17</u>	All Places	<u>Review timetable for preparing Croydon Local Plan: Detailed Policies and Proposals DPD</u>
	Framework for provision of homes including minimum design and amenity standards for family homes					

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Provision of affordable homes	Developers and Croydon Council working in partnership with Registered Providers	Planning obligation agreements with developers Croydon Council New Build Programme Registered Providers build programmes	2011- <del>2034</del> <u>2036</u>	All Places	Review policy in Croydon Local Plan: Strategic Policies Update Affordable Housing Viability Assessment Review Housing Strategy

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	<p><del>10-36</del> new pitches for Gypsy and Travellers</p>	<p>Croydon Council</p>	<p>Croydon Council will allocate land for new pitches in the Croydon Local Plan: Detailed Policies and Proposals DPD. Provision of pitches on a site dependent either on a private development or a Registered Provider.</p>	<p><del>2011-2016-</del> <del>2021-2036</del></p>	<p>All Places</p>	<p>Review Croydon Local Plan: Detailed Policies and Proposals DPD</p> <p>Re-appraise availability of land in borough to identify new sites for Gypsy and Traveller pitches</p> <p>Work with Registered Providers and public sector land owners in Croydon to identify other potential for new pitches</p>

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
SP3 - Employment	Innovation and investment into the borough will be increased	Croydon Council Coast to Capital Local Enterprise Partnership Developers Landowners	Croydon Council will allocate land for employment activities and Enterprise Centres in the Croydon Local Plan: Detailed Policies and Proposals DPD  Coast to Capital LEP will assist with promotion	2011- <del>2034</del> 2036	Croydon Opportunity Area and Coulsdon	Review policy in Croydon Local Plan: Strategic Policies  Review Economic Development Strategy  Apply planning obligations requirements more flexibly
	A network of Enterprise Centres	Croydon Council Coast to Capital Local Enterprise Partnership Studio space providers Landowners	Croydon Council will allocate land  Coast to Capital LEP will assist with promotion  Studio space providers will provide Enterprise Centres	2011-2021	Croydon Opportunity Area, Purley, Crystal Palace & Upper Norwood and South Norwood/ Portland Road	Review policy in Croydon Local Plan: Strategic Policies  Review timetable for preparing Croydon Local Plan: Detailed Policies and Proposals DPD  Review Economic Development Strategy

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Protection of industrial and warehousing land and premises	Croydon Council	Croydon Council will use the Development Management process to protect existing industrial and warehousing land and premises from change of use or redevelopment to non Class B uses	2011- <del>2034</del> <u>2036</u>	All Places	<p>Review policy in Croydon Local Plan: Strategic Policies</p> <p>Review Economic Development Strategy</p> <p>Work with Croydon Council's Economic Development service to promote industrial areas</p>



Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Workshop/ studios for Class B industrial uses in town centre locations	Croydon Council Developers Landowners Coast to Capital Local Enterprise Partnership	Policy encouraging development in these locations  Coast to Capital LEP will assist with promotion	2011- <del>2034</del> <u>2036</u>	Croydon Metropolitan Centre and all District and Local Centres	Review policy in Croydon Local Plan: Strategic Policies  Review Economic Development Strategy  Work with the Croydon Council's Economic Development service to promote workshop space
	Remodelled Fairfield Halls	Croydon Council Fairfield Halls <del>GGURV</del>	Croydon Council Capital Programme  College Green Masterplan	2012-2020	Fairfield Halls	Review Croydon Council Capital Programme  Seek other sources of funding for remodelling

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Use of empty buildings and cleared sites by creative industries and cultural organisations	Croydon Council <del>CCURV</del> Voluntary sector partners Private sector partners Landowners Property Agents	Where Croydon Council is the land owner it will seek to ensure this happens Where the Council is not the land owner, it will use its Development Management function to promote this activity.	2011- <del>2034</del> <u>2036</u>	All Places	Review policy in Croydon Local Plan: Strategic Policies

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Town centre health checks	Croydon Council GLA	Undertake town centre health checks in partnership with GLA and relevant neighbouring boroughs to consider the vitality of existing town centres and in accordance with Policy 2.15 of the London Plan, also consider the case for identifying new centres.	2011- <del>2031</del> - <u>2036</u> (every 3 to 5 years)	All Places except Kenley & Old Coulsdon	Review policy in Croydon Local Plan: Strategic Policies
	Define the boundaries of Primary Shopping Areas	Croydon Council	Preparation of a Croydon Local Plan: Detailed Policies and	2011- <del>2014</del> - <u>2017</u>	Croydon Metropolitan Centre and all District and Local	Review timetable for production of Croydon Local Plan: Detailed

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Focus town centre uses in Croydon Metropolitan Centre, District and Local Centres	Croydon Council London Borough of Lambeth London Borough of Bromley	Proposals DPD		Centres	Policies and Proposals DPD
	Reduced levels of vacancy amongst Class A units within Croydon Metropolitan Centre and the District and Local Centres	Croydon Council Retailers Property Agents	Business Improvement Districts stimulating developer interest and promoting the centres  Regular town centre 'health checks' and the Croydon Monitoring Report will instigate a boundary review if the number of vacant shops units becomes a sustained and significant issue	2011- <del>2034</del> <u>2036</u>	Croydon Metropolitan Centre and all District and Local Centres	Review policy in Croydon Local Plan: Strategic Policies

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Up to <del>95,000</del> <u>92,000</u> m <sup>2</sup> of new and refurbished office floor space in Croydon Metropolitan Centre and up to 7,000m <sup>2</sup> of new and refurbished office floor space in District Centres	Croydon Council  GLA  Developers  Landowners  Coast to Capital Local Enterprise Partnership	The Croydon Local Plan: Strategic Policies promotes a flexible approach to development in Croydon Metropolitan Centre with Opportunity Area Planning Framework promoting conversion of surplus office space to other uses	2011- <del>2024</del> <u>2036</u>	Croydon Metropolitan Centre	Review policy in Croydon Local Plan: Strategic Policies  Review Opportunity Area Planning Framework  Review Economic Development Strategy  Apply planning obligations requirements more flexibly
			Promoting refurbishment of remaining office buildings and development of new floor space  Coast to Capital LEP will assist with promotion	2021- <del>2034</del> <u>2036</u>	Croydon Metropolitan Centre and all District Centres	Increased promotion of office space in Croydon

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Healthy and vibrant Croydon Metropolitan Centre and the surrounding area	Croydon Council <del>CCURV</del> Retailers Businesses Landowners	Policies to promote a wide range of complementary town centre uses and bring forward the upgrading of retail and office stock. This will be supplemented by the Croydon Opportunity Area Planning Framework, the relevant Masterplans, and Croydon Local Plan: Detailed Policies and Proposals DPD and a Public Realm Framework.	2011- <del>2034</del> <u>2036</u>	Croydon Opportunity Area	Review Croydon Local Plan: Strategic Policies and Detailed Policies

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
SP4 - Local Character	High quality new development which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities.	Croydon Council <del>CCURV</del> Developers	A range of policies in the Croydon Local Plan: Detailed Policies and Proposals DPD to promote high quality new development. This will be supplemented by the Croydon Opportunity Area Planning Framework, Public Realm framework and the relevant Masterplans.	2011- <del>2034</del> <u>2036</u>	All Places	Review policy in Croydon Local Plan: Strategic Policies

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Vacant buildings/sites will be utilised for temporary activities	Croydon Council <del>CCURV</del> Developers Voluntary sector partners Private sector partners Landowners Property agents	Where Croydon Council is the land owner it will seek to ensure this happens. Where the Council is not the land owner, it will use its Development Management function to promote this activity.	2011- <del>2034</del> <u>2036</u>	All Places	Review policy in Croydon Local Plan: Strategic Policies



Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Improved quality public realm	Croydon Council Developers Landowners	<p>Croydon Local Plan: Detailed Policies and Proposals DPD will set out a range of policies detailing the standards to which public realm improvements must adhere. This will be supplemented by the Croydon Opportunity Area Planning Framework, Public Realm Framework and the relevant Masterplans.</p> <p>The Community Infrastructure Levy will part fund public realm improvements.</p>	2011- <del>34</del> <u>36</u>	All Places	<p>Review Croydon Local Plan: Strategic Policies and Detailed Policies</p> <p>Review Regulation 123 list (identifying infrastructure that Community Infrastructure Levy will fund) and consider funding public realm improvements via planning obligations instead</p>

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Heritage assets will be protected and utilised	Croydon Council Landowners Developers Historic England Amenity Societies	Croydon Local Plan: Detailed Policies and Proposals DPD will include a range of policies setting out the extent and nature of protection for Croydon's heritage assets as well as guidance on ensuring the continued use of heritage assets. This will be supplemented by the Croydon Opportunity Area Planning Framework, Conservation Area Appraisals and Management Plans and the relevant Masterplans.	2011 - <del>2031</del> <u>2036</u>	All Places	Review Croydon Local Plan: Strategic Policies and Detailed Policies and Development Management processes

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
SP5 - Community Facilities and Education	Developments that provide healthy living by including walking and cycling, good housing design, sufficient open space and opportunity for recreation and sound safety standards, and the retention of existing community facilities.	Croydon Council Developers	Croydon Local Plan: Detailed Policies and Proposals DPD  Planning Obligations  Community Infrastructure Levy	2011- <del>2034</del> <u>2036</u>	All Places	Review policy in Croydon Local Plan: Strategic Policies

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	New development will be expected to contribute to the provision of infrastructure needed to support growth in accordance with the priorities identified by the Infrastructure Delivery Plan	Croydon Council Developers Service providers Infrastructure providers NHS	Croydon Local Plan: Detailed Policies and Proposals DPD  Planning Obligations  Community Infrastructure Levy	2011- <del>2034</del> <u>2036</u>	All Places	Review policy in Croydon Local Plan: Strategic Policies  Review Infrastructure Delivery Plan (including priorities)  Work with service providers to promote more co-locating of facilities

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Community Infrastructure Levy	Croydon Council	A mechanism for Collecting Community Infrastructure Levy (in the form of a charging schedule) from new development will be developed alongside preparation of the Croydon Local Plan: Strategic Policies DPD	2011- <del>2013</del> Introduced in <u>2013</u>	All Places	Review Community Infrastructure Levy charging schedule
	The provision and improvement of places of worship	Local faith organisations/ groups with the support of Croydon Council	Croydon Local Plan: Detailed Policies and Proposals DPD	2011- <del>2034</del> <u>2036</u>	All Places	Review policy in Croydon Local Plan: Strategic Policies
	The temporary occupation of empty buildings for community uses	Croydon Council Landowners Developers Voluntary sector Property agents	Croydon Local Plan: Detailed Policies and Proposals DPD	2011- <del>2034</del> <u>2036</u>	All Places	Review policy in Croydon Local Plan: Strategic Policies
	Burial space to meet burial needs	Croydon Council	Croydon Local Plan: Detailed Policies and Proposals DPD	2011-2013	All Places	Review policy in Croydon Local Plan: Strategic Policies

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Sites for additional schools	Croydon Council Free Schools Academies	Croydon Local Plan: Detailed Policies and Proposals DPD  Education Estates Strategy	2011- <del>2013</del> <u>2017</u>	All Places	Review policy in Croydon Local Plan: Strategic Policies, School Estates Strategy  Work with neighbouring local authorities to find school places in areas with spare capacity outside of borough
	Children's Centres and pre school facilities will be enhanced and updated	Croydon Council Private Sector	Capital Funding (Public & Private)	2011- <del>2034</del> <u>2036</u>	In areas with deficiency in access to these facilities	Review policy in Croydon Local Plan: Strategic Policies Reassess School Estates

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Children's Centres and pre school facilities will be provided			2021- <del>2034</del> <u>2036</u>		Strategy
SP6 - Environment and Climate Change	Development of district energy networks in areas of high heat density within the borough	Croydon Council Developers <del>CCURV</del> Energy Providers	Croydon Local Plan: Detailed Policies and Proposals DPD  Croydon Council will work with	2011-2021	Croydon Opportunity Area	Review Croydon Local Plan: Strategic Policies and policies of the Croydon Local Plan: Detailed Policies and

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
			<p><del>partners including CCURV and other</del> developers through the development management process to work towards provision of district energy networks in the borough</p> <p>Community Infrastructure Levy could part fund development of network</p>	2011- <del>2034</del> <u>2036</u>	Places with high heat density or areas where future development will increase heat density	Proposals DPD



Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Installation of sustainable drainage systems (SuDS) for all new development, conversions	Croydon Council Developers Freeholders of residential and commercial property Thames Water Sutton and East Surrey Water	Croydon Local Plan: Detailed Policies and Proposals DPD  Croydon Council will work with partners and developers through the development management process to work towards provision of SuDS to fulfil the requirements of the Flood Water Management Act 2010	2011- <del>2034</del> <u>2036</u>	All Places	Review Croydon Local Plan: Strategic Policies and policies of the Croydon Local Plan: Detailed Policies and Proposals DPD

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Safeguarding groundwater Source Protection Zones	Croydon Council The Environment Agency Thames Water Sutton and East Surrey Water	Croydon Local Plan: Detailed Policies and Proposals DPD  Croydon Council will work with the Environment Agency through the development management process to ensure groundwater and aquifers are protected	2011- <del>2034</del> <u>2036</u>	All Places	Review Croydon Local Plan: Strategic Policies and policies of the Croydon Local Plan: Detailed Policies and Proposals DPD

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	De-culvert sections of the River Wandle, Norbury Brook and Caterham Bourne	Croydon Council Developers The Environment Agency GLA Thames Water Neighbouring local authorities	Funding and planning obligations have been secured to de-culvert sections of the River Wandle within Wandle Park and the adjoining New South Quarter development. A pre-feasibility assessment has been carried out for sections of the Norbury Brook within Norbury Park, with further assessment required of the initial options. Capital funding, CIL, planning obligations and enabling development. required	River Wandle (2011-2013), Norbury Brook and Caterham Bourne (2013-2031)	Norbury, Thornton Heath, Waddon, Croydon Opportunity Area, Purley, Kenley and Old Coulsdon	Review policy in Croydon Local Plan: Strategic Policies

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Enhanced access improvements for the boroughs ponds, open water and water heritage sites	Croydon Council Developers The Environment Agency GLA	Development management process and progress of the Downlands and Wandle Valley Green Grid Area Frameworks	2011- <del>2034</del> <u>2036</u>	Places with ponds and open water	Review Croydon Local Plan: Strategic Policies and policies of the Croydon Local Plan: Detailed Policies and Proposals DPD
	Overland flow paths, surface water ponding areas, urban watercourse buffer areas and multi-use flood storage areas	Croydon Council Developers The Environment Agency GLA Thames Water Sutton and East Surrey Water Neighbouring local authorities	Development management process, progress of the London Downlands and Wandle Valley Green Grid Area Frameworks and detailed policy/guidance within the Croydon Local Plan: Detailed Policies and Proposals DPD to fulfil requirements of the Flood Water Management Act 2010	2011- <del>2034</del> <u>2036</u>	All Places	Review Croydon Local Plan: Strategic Policies and policies of the Croydon Local Plan: Detailed Policies and Proposals DPD

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Preferred locations in collaboration with the neighbouring boroughs of Merton, Kingston and Sutton to maximise self-sufficiency in managing the waste generated	Croydon Council Royal Borough of Kingston upon Thames London Borough of Merton London Borough of Sutton Developers South London Waste Partnership	Private sector delivery will be guided by the South London Waste Plan DPD Applications made outside of this process will be subject to policy in the Croydon Local Plan: Strategic Policies and South London Waste Plan DPD	2011-2021 (plan period for the South London Waste Plan DPD) and 2021- <del>2034</del> <u>2036</u>	Broad Green and Selhurst, Waddon, South Croydon, Purley, Coulsdon, Addington	As set out in South London Waste Plan
	Protection and enhancement of aggregates recycling facilities	Croydon Council	The South London Waste Partnership will be guided by the South London Waste Plan DPD Applications made outside of this process will be subject to policy in the Croydon Local Plan: Strategic Policies and South London Waste Plan DPD	2011- <del>2034</del> <u>2036</u>	Purley	Review policy in Croydon Local Plan: Strategic Policies

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
SP7 - Green Grid	Improved access and links between and through green spaces. Deliver the All London Green Grid through development of the London Downlands and Wandle Valley Green Grid Area Frameworks Accessible open spaces.	Croydon Council GLA Other local authorities City of London Natural England South London Partnerships London Wildlife Trust Groundwork Wandle Valley Forum Wandle Valley Regional Park Trust Wandle Trust The Environment Agency National Trust Thames Water Historic England Sustrans Downland Countryside Management Project Developers Landowners	Croydon Local Plan: Detailed Policies and Proposals DPD  Croydon Council will work with partners to progress work on the Downlands and Wandle Valley Green Grid Area Frameworks  Development management processes, masterplans, capital funding, planning obligations and Community Infrastructure Levy	2011- <del>2034</del> <u>2036</u>	All Places	Review Croydon Local Plan: Strategic Policies and policies of the Croydon Local Plan: Detailed Policies and Proposals DPD, Downlands and Wandle Valley Green Grid Area Frameworks, the Biodiversity Action Plan and internal Development Management processes

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Improve the quality, function and offer of open spaces across the borough	Croydon Council City of London Voluntary Sector Partners Private Sector Partners Landowners	Croydon Local Plan: Detailed Policies and Proposals DPD  Masterplans, capital funding, planning obligations and Community Infrastructure Levy	2011- <del>2031</del> <u>2036</u>	All Places	Review Croydon Local Plan: Strategic Policies and policies of the Croydon Local Plan: Detailed Policies and Proposals DPD

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Street tree planting and installation of green roofs/ walls to assist urban cooling and new publicly accessible open spaces	Croydon Council Developers Transport for London Voluntary Sector Partners Private Sector Partners Landowners	Croydon Local Plan: Detailed Policies and Proposals DPD  Requirements for <del>Code for Sustainable Homes</del> and BREEAM will assist the delivery of this policy  Transport for London Local Implementation Plans  Public Realm Framework	2011- <del>2034</del> 2036	All Places	Review Croydon Local Plan: Strategic Policies and policies of the Croydon Local Plan: Detailed Policies and Proposals DPD  Review Design/Landscape Guidance



Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	<p>Protection and enhancement of sites of biological and geological diversity.</p> <p>Improved quality of current sites through habitat management.</p> <p>Increase in size of wildlife areas of existing sites.</p> <p>The creation of new areas for wildlife.</p> <p>Reduction in the pressure on sensitive wildlife sites by improving the buffer areas around sites and the naturalisation of landscapes.</p>	<p>Croydon Council GLA City of London Natural England South London Partnerships London Wildlife Trust Groundwork Wandle Valley Forum Wandle Valley Regional Park Trust Wandle Trust The Environment Agency National Trust Thames Water Historic England Downland Countryside Management Project Developers Landowners 'Friends of' Group British Trust of Conservation Volunteers</p>	<p>Croydon Local Plan: Detailed Policies and Proposals DPD</p> <p>Development management processes, masterplans, capital funding, planning obligations, Community Infrastructure Levy and projects within the emerging Biodiversity Action Plan</p>	<p>2011-<del>2034</del><u>2036</u></p>	<p>All Places</p>	<p>Review Croydon Local Plan: Strategic Policies and Croydon Local Plan: Detailed Policies and Proposals DPD, Downlands and Wandle Valley Green Grid Area Frameworks, the Biodiversity Action Plan and internal Development Management processes</p>

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	<p>Protection and enhancement of allotments, community gardens, green spaces, and woodland.</p> <p>Food growing, tree planting and forestry including the temporary utilisation of cleared sites.</p> <p>Incorporation of growing spaces at multiple floor levels, including edible planting in residential schemes.</p> <p>Flexible landscaping so that spaces may be adapted for growing opportunities.</p>	<p>Croydon Council GLA City of London Natural England South London Partnerships London Wildlife Trust Groundwork Wandle Valley Forum Wandle Valley Regional Park Trust Wandle Trust The Environment Agency National Trust Downland Countryside Management Project Developers Landowners 'Friends of' Groups British Trust of Conservation Volunteers Allotment Societies</p>	<p>Croydon Local Plan: Detailed Policies and Proposals DPD</p> <p>Capital Growth initiative, capital funded projects, Community Infrastructure Levy, the development management process, masterplans and projects within the emerging Biodiversity Action Plan</p>	<p>2011-2012 (Capital Growth)</p> <p>2012-<del>2034</del><u>2036</u></p>	<p>All Places</p>	<p>Review Croydon Local Plan: Strategic Policies and policies of the Croydon Local Plan: Detailed Policies and Proposals DPD, Downlands and Wandle Valley Green Grid Area Frameworks, the Biodiversity Action Plan and internal Development Management processes</p>

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
SP8 - Transport and Communication	Enhancement of the borough's sub-regional transport role	Croydon Council Developers Transport for London Network Rail Landowners Developers Neighbouring local authorities	Croydon Opportunity Area Planning Framework  Croydon Local Plan: Detailed Policies and Proposals DPD  Local Implementation Plan  Capital Funded Projects  Masterplans  Planning Obligations  Community Infrastructure Levy  Influencing national rail policy	2011- <del>2034</del> <u>2036</u>	Croydon Opportunity Area	Review Croydon Local Plan: Strategic Policies and policies of the Croydon Local Plan: Detailed Policies and Proposals DPD and Opportunity Area Planning Framework

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
			Input into Rail Utilisation Study			
	Management of urban growth to high PTAL areas and co-locating facilities in order to reduce the need to travel	Croydon Council Transport for London Landowners Developers Neighbouring local authorities	Croydon Opportunity Area Planning Framework  Croydon Local Plan: Detailed Policies and Proposals DPD	2011- <del>2034</del> 2036	All Places	Review Croydon Local Plan: Strategic Policies and policies of the Croydon Local Plan: Detailed Policies and Proposals DPD
	Improvement in the borough's Wi-Fi, fibre optic broadband and mobile broadband	Croydon Council Tele-communications Suppliers Utilities Providers Landowners Developers	In partnership with private investors, utilities providers and tele-communication partners	2011- <del>2034</del> 2036	All Places	Review Croydon Local Plan: Strategic Policies and policies of the Croydon Local Plan: Detailed Policies and Proposals DPD and Opportunity Area Planning Framework

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Improved permeability, connectivity and way finding with enhanced crossings, footpaths, strategic walking routes and links through green spaces	Croydon Council <del>CCURV</del> Developers Transport for London Neighbouring local authorities	Croydon Opportunity Area Planning Framework  Croydon Local Plan: Detailed Policies and Proposals DPD  Masterplans  Local Implementation Plan  Capital Funded Projects  Planning Obligations  Community Infrastructure Levy	2011- <del>2034</del> <u>2036</u>	All Places	Review Croydon Local Plan: Strategic Policies and policies of the Croydon Local Plan: Detailed Policies and Proposals DPD and Opportunity Area Planning Framework

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Accessible, safe, and convenient direct routes to transport interchanges, schools and community facilities	Croydon Council Developers Landowners Transport for London Network Rail Neighbouring local authorities	Croydon Opportunity Area Planning Framework  Croydon Local Plan: Detailed Policies and Proposals DPD  Masterplans  Local Implementation Plan  Capital Funded Projects  Planning Obligations  Community Infrastructure Levy	2011- <del>2034</del> <u>2036</u>	All Places	Review Croydon Local Plan: Strategic Policies and policies of the Croydon Local Plan: Detailed Policies and Proposals DPD and Opportunity Area Planning Framework

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Enhanced and expanded cycle network with new routes through development sites Segregated/ priority cycle lanes	Croydon Council Transport for London Sustrans <del>CCURV</del> Developers Network Rail GLA Neighbouring local authorities	All London Green Grid Area Frameworks including Green Grid projects  Opportunity Area Planning Framework  Croydon Local Plan: Detailed Policies and Proposals DPD  Local Implementation Plan  Capital Funded Projects  Planning Obligations  Community Infrastructure Levy	2011- <del>2034</del> 2036	All Places	Review Croydon Local Plan: Strategic Policies and policies of the Croydon Local Plan: Detailed Policies and Proposals DPD and Opportunity Area Planning Framework, East/West Croydon Masterplans, and Downlands and Wandle Valley Green Grid Area Frameworks

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	<p>Cycle alighting and parking at public transport interchanges including cycle hubs at East and West Croydon stations</p> <p>Improved cycle facilities at the borough's schools, colleges and railway stations</p>	<p>GLA Croydon Council Transport for London Developers Landowners Network Rail</p>	<p>Croydon Local Plan: Detailed Policies and Proposals DPD</p> <p>Local Implementation Plan</p> <p>Opportunity Area Planning Framework</p> <p>Capital Funded Projects</p>	<p>2011-<del>2034</del><u>2036</u></p>	<p>All Places</p>	<p>Review Croydon Local Plan: Strategic Policies and policies of the Croydon Local Plan: Detailed Policies and Proposals DPD</p>



Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	<p>Extra capacity on the Tram network and reduced congestion Promotion of extensions of Tramlink to Streatham, Brixton, Tooting, Bromley, Sutton, and Crystal Palace</p>	<p>Croydon Council GLA Transport for London Neighbouring local authorities</p>	<p><u>Relieving bottlenecks on the network and increased frequencies of tram services</u></p> <p>Extra carriage in each tram</p> <p>Working with Transport for London to facilitate extension of tram network including safeguarding of land</p> <p>Additional funding from Planning Obligations and Community Infrastructure Levy</p>	<p>2011-<del>2034</del><u>2036</u></p>	<p>Croydon Opportunity Area, Broad Green and Selhurst, Waddon, Addiscombe, South Norwood &amp; Woodside, Addington, Thornton Heath and Norbury</p>	<p>Review Croydon Local Plan: Strategic Policies and policies of the Croydon Local Plan: Detailed Policies and Proposals DPD and Opportunity Area Planning Framework</p>

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	<p>Improved interchange facilities, pedestrian links and increased capacity at East and West Croydon railways stations <u>and to East Croydon and the area north for Brighton Main Line Railway</u></p> <p>Access and movement improvements in areas next to rail stations</p>	<p>Croydon Council Transport for London Developers Landowners Network Rail</p>	<p>Opportunity Area Planning Framework</p> <p>Croydon Local Plan: Detailed Policies and Proposals DPD</p> <p>Local Implementation Plan</p> <p>Capital Funded Projects</p> <p>Planning Obligations</p> <p>Community Infrastructure Levy</p>	<p>2011-<del>2034</del>2036</p>	<p>Croydon Opportunity Area, Norbury, Thornton Heath, South Norwood &amp; Woodside, Waddon, South Croydon, Purley, Coulsdon, Addington, Kenley &amp; Old Coulsdon, and Sanderstead</p>	<p>Review Croydon Local Plan: Strategic Policies and policies of the Croydon Local Plan: Detailed Policies and Proposals DPD and Opportunity Area Planning Framework, and East/West Croydon Masterplans</p>

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	<p>New bus stops/standing at West Croydon</p> <p>Improvements to orbital bus routes</p> <p>Improved bus interchange and improvements to bus stops and stands in Croydon Opportunity Area</p>	<p>Croydon Council</p> <p>Transport for London</p> <p>Network Rail</p>	<p>Croydon Opportunity Area Planning Framework</p> <p>Croydon Local Plan: Detailed Policies and Proposals DPD</p> <p>Masterplans</p> <p>Local Implementation Plan</p> <p>Capital Funded Projects</p> <p>Planning Obligations</p> <p>Community Infrastructure Levy</p>	<p>2011-<del>2034</del><u>2036</u></p>	<p>Croydon Opportunity Area, Broad Green &amp; Selhurst, Waddon, Addiscombe, South Croydon, Norbury, Thornton Heath, Purley and Coulsdon</p>	<p>Review Croydon Local Plan: Strategic Policies and policies of the Croydon Local Plan: Detailed Policies and Proposals DPD and Opportunity Area Planning Framework, and East/West Croydon Masterplans</p>

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Electric Vehicle infrastructure	Croydon Council Transport for London Neighbouring local authorities	Croydon Local Plan: Detailed Policies and Proposals DPD  Croydon Capital Funded Projects  Planning Obligations  Community Infrastructure Levy	2011- <del>2034</del> <u>2036</u>	All Places	Review Croydon Local Plan: Strategic Policies and policies of the Croydon Local Plan: Detailed Policies and Proposals DPD
	Improved taxi ranks/waiting and coach parking interchanges at East and West Croydon	Network Rail Developers Landowners	Croydon Opportunity Area Planning Framework  Masterplans	2011- <del>2034</del> <u>2021</u>	Croydon Opportunity Area	Review Croydon Local Plan: Strategic Policies and policies of the Croydon Local Plan: Detailed Policies and Proposals DPD  Review Opportunity Area Planning Framework

Policy (Where we want to be)	What will be delivered	Who will deliver it	How it will be delivered	When it will be delivered	Where it will be delivered	What we will do if the policy is not being delivered
	Improved conditions for pedestrians, cyclists, public transport and freight at pressure points in the street network, including key junctions	Croydon Council Transport for London Sustrans Network Rail	Croydon Opportunity Area Planning Framework  Croydon Local Plan: Detailed Policies and Proposals DPD  Masterplans  Local Implementation Plan  Capital Funded Projects  Planning Obligations  Community Infrastructure Levy	2011- <del>2034</del> <u>2036</u>	All Places	Review Croydon Local Plan: Strategic Policies and policies of the Croydon Local Plan: Detailed Policies and Proposals DPD

## Appendix 3 - Monitoring framework

Policy (Where we want to be)	The outcomes that we want	The indicators we will use to monitor the desired outcomes	The targets for the outcomes	The Places that the targets relate to
SP1 - The Places of Croydon	Adopted DPDs covering Detailed Policies for development management and Proposals for site allocations	Adoption date of the Croydon Local Plan: Detailed Policies and Proposals DPD	By December <del>2015</del> <u>2017</u>	All Places
	New development in the borough to contribute to enhancing a sense of place and improving the character of the area	The percentage of approved applications for major developments in the borough where Policy SP1.2 is cited as a reason for granting permission	100%	
	Growth in homes, jobs and services will be directed to places with good concentrations of existing infrastructure or areas where there is capacity to grow with further sustainable infrastructure investment within the plan period to <u>2031-2036</u>	Net additional development (either unit or floor space) by use class and by Place	There should be a higher proportion of growth in Croydon Opportunity Area, <u>including approximately a third of the borough's residential growth with</u> Waddon, Purley, <del>Coulsdon</del> , and Broad Green & Selhurst, <u>and Thornton Heath and Coulsdon accommodating medium and moderate residential growth</u>	

Policy (Where we want to be)	The outcomes that we want	The indicators we will use to monitor the desired outcomes	The targets for the outcomes	The Places that the targets relate to
SP2 - Homes	<del>20,200</del> <u>31,850</u> new homes between 201 <u>6</u> <del>4</del> and 203 <u>4</u> <del>6</del>	The number of new homes completed in the borough	Annual average of <del>1,330</del> <u>1,565</u> homes between <del>2011-2016</del> and <del>2021-2036</del> with at least <del>14,470</del> <u>15,650</u> completed by 202 <u>6</u> and annual average of <del>690</del> homes between 2021 and 203 <u>1</u>	All Places
		Completion of a Croydon Local Plan: Detailed Policies and Proposals DPD	Completion of the Croydon Local Plan: Detailed Policies and Proposals DPD allocating land for at least <del>5,600</del> <u>7,300</u> homes outside of Croydon Opportunity Area and <del>7,300</del> <u>10,650</u> homes within the Opportunity Area	All Places
	A choice of homes being built in the borough to address the borough's need for affordable homes	The number of new homes completed in the borough by tenure	25% of all new homes to be social or affordable rent	All Places
			<del>15</del> <u>40</u> % of all new homes to be intermediate shared ownership, <u>intermediate rent or starter homes</u>	All Places

Policy (Where we want to be)	The outcomes that we want	The indicators we will use to monitor the desired outcomes	The targets for the outcomes	The Places that the targets relate to
		<del>The change in the Halifax House Price Index (in London) and the Building Cost Information Service index as of 31st March and 30th September each year in order to apply the dynamic viability model</del>	n/a	All Places
		Amount of money from commuted sums received and number of affordable homes provided from this income	The total sum of affordable homes provided on site, on donor sites and via commuted sums should result in the equivalent of the borough-wide minimum provision on all sites with 10 or more new homes	All Places
	A choice of homes being built in the borough to address the borough's need for homes of different sizes	The number of new homes completed in the borough by size of home	<del>60</del> 50% of <u>new</u> homes <del>outside of Croydon Opportunity Area</del> to have 3 or more bedrooms	All Places <del>except Croydon Opportunity Area</del>
			<del>Within Croydon Opportunity Area</del> 20% of homes to have 3 or more bedrooms	Croydon Opportunity Area



Policy (Where we want to be)	The outcomes that we want	The indicators we will use to monitor the desired outcomes	The targets for the outcomes	The Places that the targets relate to
	New homes meet the needs of the residents over a lifetime	The percentage of homes achieving the minimum standards set out in the Mayor's Housing Supplementary Planning Guidance <u>and National Technical Standards (2015) (or equivalent)</u>	100%	All Places
		The percentage of wheelchair homes completed in the borough	10%	All Places
		<del>The percentage of homes achieving the Lifetime Homes standards</del>	<del>100%</del>	<del>All Places</del>
	Meeting the need for gypsy and traveller pitches	The number of authorised pitches for Gypsies and Travellers in the borough	<u>36 authorised pitches for Gypsies and Travellers by 2033</u>	All Places
SP3 - Employment	Innovation and investment will be encouraged	The number of Innovation (based on Standard Industrial Classification (SIC) code with exact definition to be developed), jobs in the borough	An increase of 5% by 2021 and 10% by 2031 from the 2012 baseline	All Places

Policy (Where we want to be)	The outcomes that we want	The indicators we will use to monitor the desired outcomes	The targets for the outcomes	The Places that the targets relate to
	Strong protection for the borough's stock of industrial/warehousing premises	The amount of floor space in industrial/warehousing use in Tiers 1 to 4 Locations	No net loss of floor space for industrial and warehousing activity across the 4 tiers – greater flexibility in Tier 4 <u>and Tier 2</u> will lead to loss of industrial/warehousing floor space This should be offset by Tier 3 additions; <del>no net loss in Tier 2</del> and by intensification in Tier 1	All Places
	Growth and expansion of the creative and cultural industries sector in Croydon	The number of Creative & Cultural Industries (detailed SIC code definition to be developed) jobs in the borough	An increase of 5% by 2021 and 10% by 2031 from the 2012 baseline	All Places
		Delivery of the Creative & Cultural Industries and Enterprise Centres	All 4 Enterprise Centres to be delivered by 2021 to enable growth needed to reach 2031 target	Croydon Opportunity Area, Crystal Palace & Upper Norwood, Purley, South Norwood & Woodside
	Remodelled Fairfield Halls	Completion of the remodelling of Fairfield Halls	Fairfield Halls remodelled by 2020	Croydon Opportunity Area

Policy (Where we want to be)	The outcomes that we want	The indicators we will use to monitor the desired outcomes	The targets for the outcomes	The Places that the targets relate to
	The temporary occupation of a number of empty buildings and cleared sites by creative industries and cultural organisations	The number of empty buildings and cleared sites used by creative industries and cultural organisations in Croydon Opportunity Area	By 2021 and thereafter, at least 10% of vacant commercial floor space and at least one cleared development site to be in use by creative industries and/or cultural organisations	All Places
	Development of new and refurbished office floor space in Croydon Metropolitan Centre and District Centres	Amount of vacant Class B1 floor space within Croydon Opportunity Area and the District Centres	Vacancy level no greater than 12% by 2021 and no greater than 8% by 2031 <u>and thereafter</u>	Croydon Opportunity Area, Addington, Addiscombe, Coulsdon, Crystal Palace & Upper Norwood, Norbury, Purley, Selsdon, South Norwood & Woodside, and Thornton Heath
		Net increase in office floor space by <del>2031</del> <u>2036</u>	Up to <del>95,000</del> <u>92,000</u> m <sup>2</sup> new and refurbished floor space in Croydon Metropolitan Centre and 7,000m <sup>2</sup> new and refurbished floor space in District Centres	
	Retail vitality and viability of Croydon Metropolitan Centre, District and Local Centres	Amount of vacant Class A1 to A5 floor space within District and Local Centres	Vacancy level no greater than 12% by 2021 and no greater than 8% by 2031 <u>and thereafter</u>	All Places except Kenley & Old Coulsdon and Waddon
SP4 - Local Character	Development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape to create	The percentage of approved applications for major developments in the borough where Policy SP4.1 or Policy SP4.2 are cited as a reason for granting permission	100%	All Places

<b>Policy (Where we want to be)</b>	<b>The outcomes that we want</b>	<b>The indicators we will use to monitor the desired outcomes</b>	<b>The targets for the outcomes</b>	<b>The Places that the targets relate to</b>
	sustainable communities	The percentage of approved applications for major developments in the Croydon Opportunity Area where Policy SP4.4 is cited as a reason for granting permission	100%	Croydon Opportunity Area
	Tall buildings to take account of local area	The percentage of approved applications for tall buildings in the borough where Policies SP4.5 and SP4.6 are cited as a reason for granting permission	100%	All Places
	Establishing a public realm hierarchy to guide delivery of public realm improvements	Completion of guidelines	Completion of public realm framework guidelines setting out hierarchy to direct public realm improvements	
	Establishing guidelines for materials and layout for the public realm		Completion of guidelines on materials and layouts for public realm improvements	
	Resist the loss of, strengthen the protection of and promote improvements to heritage assets and their settings	Changes to designation of heritage assets	No net loss	
		Change in number of heritage assets at risk in borough	No increase in number of heritage assets at risk in borough	

Policy (Where we want to be)	The outcomes that we want	The indicators we will use to monitor the desired outcomes	The targets for the outcomes	The Places that the targets relate to
SP5 - Community Facilities and Education	<del>Burial sites accommodating 10,000 burials</del>	<del>The number of new burial sites</del>	<del>Provide an additional 1,900 burial spaces by 2031 of which a minimum of 400 should be provided by 2016 and a minimum of 900 by 2021</del>	All Places
		<del>Completion of a Croydon Local Plan: Detailed Policies and Proposals DPD</del>	<del>Allocate land for 1,900 new burial places</del>	
	Provision for sufficient places for children's education in the borough	Capacity of pre-school, primary and secondary schools/centres compared to the need for places for children's education	A 5% excess of capacity over need at all times	All Places
	The temporary occupation of a number of empty buildings and cleared sites by community organisations	The percentage of empty buildings in new developments or changes of use of cleared sites used by community organisations in the borough	Net increase in percentage of empty buildings in use for community organisations	All Places
SP6 - Environment and Climate Change	Reduction in CO <sub>2</sub> emissions	Development of a district heating network	Development of a district heating network in Croydon Metropolitan Centre	Croydon Opportunity Area
		% of major developments incorporating a site-wide communal heating system and network connection	100%	All Places

Policy (Where we want to be)	The outcomes that we want	The indicators we will use to monitor the desired outcomes	The targets for the outcomes	The Places that the targets relate to
	High standards of sustainable design and construction	Percentage of dwellings and commercial buildings meeting <u>the new National Technical Standards (2015) and London Plan requirements (or equivalent) Code for Sustainable Homes Level 4</u> or BREEAM 'Excellent'	100% of new development to achieve <u>at least Code for Sustainable Homes Level 4 the new National Technical Standards (2015) and London Plan requirements (or equivalent)</u> or BREEAM 'Excellent'	All Places
	Sustainable drainage systems (SuDS) for all development	Percentage of new dwellings and commercial buildings meeting the requirement for SuDS to be installed	100% of new dwellings and commercial buildings to meet the requirement for SuDS to be installed	All Places
	Clean aquifers and groundwater	Number of developments granted permission against Environment Agency advice per year	All new development to comply with Environment Agency Source Protection Zone policy	All Places
	Reestablishment of waterways	Metres of de-culverted waterways per year	Net increase in de-culverted waterways	Norbury, Thornton Heath, Waddon, Croydon Opportunity Area, Kenley & Old Coulsdon and Purley
	Improved adaptation to flood events	Number of flood storage schemes and highways improvement schemes implemented per year	Establishment of safe corridors and flood storage space in the borough's Critical Drainage Areas (as identified in the Surface Water Management Plan)	All Places

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

Policy (Where we want to be)	The outcomes that we want	The indicators we will use to monitor the desired outcomes	The targets for the outcomes	The Places that the targets relate to
	creation of new wildlife areas	Populations of selected species/Biodiversity Action Plan priority species		
		Plant diversity/Biodiversity Action Plan priority habitats – Total extent and condition		
		Protected areas - Total extent of protected areas and condition of Sites of Special Scientific Interest		
	Enhanced allotments, community gardens, and woodland	New growing spaces provided per year (including new allotment plots and growing areas provided in new development)	All residents to be within 15 minute walk time of good quality provision (Minimum site sizes: 0.4ha or 0.025ha per plot)	All Places
	Increases in local food growing, tree planting and forestry		Total of 198.65ha required over the plan period	
	Growing areas, edible planting and flexible landscaping designed into new developments to increase food production			
SP8 - Transport and Communication	Reduction in travel through development concentrated in high PTAL areas	Proportion of new development by use class and floor space or unit numbers by PTAL area	Majority of new development to be located in PTALs 4, 5, 6a or 6b	All Places



Policy (Where we want to be)	The outcomes that we want	The indicators we will use to monitor the desired outcomes	The targets for the outcomes	The Places that the targets relate to
	Fast and reliable Wi-Fi, fibre optic broadband and mobile broadband	Bandwidth of broadband in Croydon Metropolitan Centre and District Centres	Bandwidth comparable to the City, Canary Wharf and Stratford	Croydon Opportunity Area, Addington, Addiscombe, Coulsdon, Crystal Palace & Upper Norwood, Norbury, Purley, Selsdon, South Norwood & Woodside, and Thornton Heath
	Improved conditions for walking and enhanced pedestrian experience	Mode share (main mode of trip) by borough of residence (% of residents' trips by main mode)	Top 10 of the 33 London boroughs	All Places
Number of improved crossings in Croydon Opportunity Area, District Centres and around schools		An increase year on year		
Number of pedestrian streets created from underused side streets and delivery lanes in Croydon Opportunity Area and District Centres		An increase year on year	Croydon Opportunity Area, Addington, Addiscombe, Coulsdon, Crystal Palace & Upper Norwood, Norbury, Purley, Selsdon, South Norwood & Woodside and Thornton Heath	
	New and improved cycle infrastructure	Cycling trips as percentage of all London residents' trips by borough origin	Mayor's objective of a 400% increase in cycle journeys	All Places

Policy (Where we want to be)	The outcomes that we want	The indicators we will use to monitor the desired outcomes	The targets for the outcomes	The Places that the targets relate to
		Mode share (main mode of trip) by borough of residence (% of residents' trips by main mode)		
		Establishment of cycle hubs at East and West Croydon stations	New cycle hubs at East and West Croydon stations	Croydon Opportunity Area
	Extra capacity on Tram network and Tram extensions to Streatham, Brixton, Tooting, Bromley, Sutton and Crystal Palace	Tram capacity improvement projects per year	Increase in tram capacity per year	Croydon Opportunity Area, Broad Green & Selhurst, Crystal Palace & Upper Norwood, Waddon, Addiscombe, South Norwood and Woodside, Addington, Thornton Heath and Norbury
		Tram extensions to Streatham, Brixton, Tooting, Bromley, Sutton, and Crystal Palace	Opening of extension	
		Mode share (main mode of trip) by borough of residence (% of residents' trips by main mode)	Top 10 of the 33 London boroughs	
	Improvements to bus services in Croydon	New bus stand and stopping facilities at West Croydon	Introduction of new bus stand and stopping facilities	Croydon Opportunity Area
		Estimated total annual vehicle delay on Transport for London's network of interest	Year on year reduction and top 10 of the 33 London boroughs	All Places
		Mode share (main mode of trip) by borough of residence (% of residents' trips by main mode)	Top 10 of the 33 London boroughs	

Policy (Where we want to be)	The outcomes that we want	The indicators we will use to monitor the desired outcomes	The targets for the outcomes	The Places that the targets relate to
	Improve air quality and decarbonise private transport	Number of electric vehicle charging points available in the borough	Increase in electric charging points each year	All Places
		Greenhouse gas emissions for transport, showing principal sources and per capita emissions for resident population	Mayor's 60% CO <sub>2</sub> emissions reduction over 1990 levels by 2025, moving towards the UK target of 80% by 2050	
	Improved conditions for all modes at pressure points in the street network and at key junctions	Average vehicle speeds (flow-weighted) during the weekday morning peak on locally managed 'A' roads by local authority	Top 10 of the 33 London boroughs	All Places

## Appendix 4 - Saved Unitary Development Plan policies

Upon its adoption in 2013 the Croydon Local Plan: Strategic Policies ~~will replace~~replaced some of the saved policies in the Unitary Development Plan. The tables below set out which policies ~~will be~~were replaced by the Strategic Policies and which will be replaced by the Croydon Local Plan: Detailed Policies and Proposals upon its adoption in 2017.

## Sustainable Development

UDP Policy	Title	<del>Retain</del> <u>To be replaced by Croydon Local Plan: Detailed Policies and Proposals in 2017</u>	<del>Remove</del> <u>Already replaced by Croydon Local Plan: Strategic Policies</u>	<u>Relevant Strategic Policies</u>
SP1	Sustainable Development			All

## Urban Design

UDP Policy	Title	<u>To be replaced by Croydon Local Plan: Detailed Policies and Proposals in 2017</u> <del>Retain</del>	<u>Already replaced by Croydon Local Plan: Strategic Policies</u> <del>Remove</del>	<u>Relevant Strategic Policies</u>
SP3	Design standards			SP4
UD1	High Quality and Sustainable Design			SP4
UD2	Layout and Sitting of New Development			
UD3	Scale and Design of New Buildings			
UD4	Shopfront Design			
UD5	Advertisements			
UD6	Safety and Security			
UD7	Inclusive Design			
UD8	Protecting Residential Amenity			
UD9	Wooded Hillside and Ridges			
UD10	High Buildings			SP4
UD11	Views and Landmarks			
UD12	New Street Design and Layout			

<b>UDP Policy</b>	<b>Title</b>	<b><u>To be replaced by Croydon Local Plan: Detailed Policies and Proposals in 2017</u></b> Retain	<b><u>Already replaced by Croydon Local Plan: Strategic Policies</u></b> Remove	<b><u>Relevant Strategic Policies</u></b>
UD13	Parking Design and Layout			
UD14	Landscape Design			
UD15	Refuse and Recycling Storage			
UD16	Public Art			

### Urban Conservation and Archaeology

<b>UDP Policy</b>	<b>Title</b>	<b><u>To be replaced by Croydon Local Plan: Detailed Policies and Proposals in 2017</u></b> Retain	<b><u>Already replaced by Croydon Local Plan: Strategic Policies</u></b> Remove	<b><u>Relevant Strategic Policies</u></b>
UC1	Designation of Conservation Areas			SP4
UC2	Control of Demolition in 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			

<b>UDP Policy</b>	<b>Title</b>	<b><u>To be replaced by Croydon Local Plan: Detailed Policies and Proposals in 2017</u></b> Retain	<b><u>Already replaced by Croydon Local Plan: Strategic Policies</u></b> Remove	<b><u>Relevant Strategic Policies</u></b>
UC13	Preserving Locally Important Remains			
UC14	Enabling Development			

### Open Land and Outdoor Recreation

<b>UDP Policy</b>	<b>Title</b>	<b><u>To be replaced by Croydon Local Plan: Detailed Policies and Proposals in 2017</u></b> Retain	<b><u>Already replaced by Croydon Local Plan: Strategic Policies</u></b> Remove	<b><u>Relevant Strategic Policies</u></b>
SP5	Metropolitan Green Belt and Metropolitan Open Land			SP7
SP7	Provision of new and enhanced open space in the borough			SP7
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			

UDP Policy	Title	<u>To be replaced by Croydon Local Plan: Detailed Policies and Proposals in 2017</u> Retain	<u>Already replaced by Croydon Local Plan: Strategic Policies</u> Remove	<u>Relevant Strategic Policies</u>
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			
RO5	Land Use Objectives in Metropolitan Green Belt and Metropolitan Open Land			SP7
RO6	Protecting the Setting of the Metropolitan Green Belt and Metropolitan Open Land			
RO7	Cane Hill Hospital Site			
RO8	Protecting Local Open Land			
RO9	Education Open Space			
RO10	Education Open Space			
RO11	Improving access to Local Open Land			SP7
RO12	Local Open Land in residential schemes			
RO13	Green Corridors and Green Chains			SP7



<b>UDP Policy</b>	<b>Title</b>	<b><u>To be replaced by Croydon Local Plan: Detailed Policies and Proposals in 2017</u>Retain</b>	<b><u>Already replaced by Croydon Local Plan: Strategic Policies</u>Remove</b>	<b><u>Relevant Strategic Policies</u></b>
RO15	Outdoor Space and Recreation			
RO16	Selhurst Park			

### Nature Conservation

<b>UDP Policy</b>	<b>Title</b>	<b><u>To be replaced by Croydon Local Plan: Detailed Policies and Proposals in 2017</u>Retain</b>	<b><u>Already replaced by Croydon Local Plan: Strategic Policies</u>Remove</b>	<b><u>Relevant Strategic Policies</u></b>
NC1	Sites of Nature Conservation Importance			
NC2	Specially Protected and Priority Species and their Habitats			
NC3	Nature Conservation Opportunities throughout the Borough			
NC4	Woodland, Trees and Hedgerows			

### Environmental Protection

<b>UDP Policy</b>	<b>Title</b>	<b><u>To be replaced by Croydon Local Plan: Detailed Policies and Proposals in 2017</u>Retain</b>	<b><u>Already replaced by Croydon Local Plan: Strategic Policies</u>Remove</b>	<b><u>Relevant Strategic Policies</u></b>
SP11	Waste Planning			SP6
SP12	Minerals Planning			SP6

<b>UDP Policy</b>	<b>Title</b>	<b><u>To be replaced by Croydon Local Plan: Detailed Policies and Proposals in 2017</u></b> Retain	<b><u>Already replaced by Croydon Local Plan: Strategic Policies</u></b> Remove	<b><u>Relevant Strategic Policies</u></b>
SP13	Energy			SP6
EP1	Control of Potentially Polluting Uses			
EP2	Land Contamination – Ensuring land is suitable for development			
EP3	Land Contamination – Development on land known to be contaminated			
EP7	Blue Ribbon Network			SP6
EP8	New Waste Management Facilities			
EP9	Loss of Existing Waste Management Facilities			
EP11	Hazardous Installations			
EP14	Transport of Minerals			SP6
EP15	Renewable Energy			
EP16	Incorporating Renewable Energy into New Developments			

## Transport

<b>UDP Policy</b>	<b>Title</b>	<b><u>To be replaced by Croydon Local Plan: Detailed Policies and Proposals in 2017</u></b> Retain	<b><u>Already replaced by Croydon Local Plan: Strategic Policies</u></b> Remove	<b><u>Relevant Strategic Policies</u></b>
SP14	Transport			SP8

UDP Policy	Title	<u>To be replaced by Croydon Local Plan: Detailed Policies and Proposals in 2017</u> Retain	<u>Already replaced by Croydon Local Plan: Strategic Policies</u> Remove	<u>Relevant Strategic Policies</u>
T2	Traffic Generation from Development			
T3	Pedestrians			SP8
T4	Cycling			
T5	Major Developments at or near Public Transport Interchanges			SP8
T6	Development at Railway Stations			
T8	Car Parking Standards in New Development			

#### Economic Activity

UDP Policy	Title	<u>To be replaced by Croydon Local Plan: Detailed Policies and Proposals in 2017</u> Retain	<u>Already replaced by Croydon Local Plan: Strategic Policies</u> Remove	<u>Relevant Strategic Policies</u>
EM1	Offices and Other Business Uses			SP3
EM2	Industry and Warehousing in Employment Areas			
EM3	Industry and Warehousing outside Employment Areas			
EM4	Offices outside Croydon Metropolitan Centre and Town Centres			

<b>UDP Policy</b>	<b>Title</b>	<b><u>To be replaced by Croydon Local Plan: Detailed Policies and Proposals in 2017</u>Retain</b>	<b><u>Already replaced by Croydon Local Plan: Strategic Policies</u>Remove</b>	<b><u>Relevant Strategic Policies</u></b>
EM5	Retaining Industrial and Warehousing Uses Outside Designated Locations			
EM6	Redevelopment or Extension for Industrial or Warehousing Uses Outside Employment Areas			
EM7	Redevelopment or Extension for Offices outside Croydon Metropolitan Centre and the Town, District and Local Centres			
EM8	Cane Hill Major Development Site			SP3

## Housing

<b>UDP Policy</b>	<b>Title</b>	<b><u>To be replaced by Croydon Local Plan: Detailed Policies and Proposals in 2017</u>Retain</b>	<b><u>Already replaced by Croydon Local Plan: Strategic Policies</u>Remove</b>	<b><u>Relevant Strategic Policies</u></b>
SP20	The Design of Residential Developments			SP2
SP21	Encouraging Mixed Use Developments			SP2

UDP Policy	Title	<u>To be replaced by Croydon Local Plan: Detailed Policies and Proposals in 2017</u> Retain	<u>Already replaced by Croydon Local Plan: Strategic Policies</u> Remove	<u>Relevant Strategic Policies</u>
SP22	Meeting the Housing Needs of Everyone in the Borough			SP2
H1	Retention of Residential Uses			
H2	Supply of New Housing			
H3	Planning Commitments and Identifying Housing Sites			
H4	Dwelling Mix on Large Sites			SP2
H5	Back Land and Back Garden Development			
H7	Conversions			
H8	Conversion of Dwellings to Non Self-Contained Units			
H11	Retaining Small Houses			
H12	Residential Care Homes			
H13	Affordable Housing			SP2
H15	Accommodation and Pitches for Gypsies and Travellers			SP2

## Shopping

UDP Policy	Title	<u>To be replaced by Croydon Local Plan: Detailed Policies and Proposals in 2017</u> Retain	<u>Already replaced by Croydon Local Plan: Strategic Policies</u> Remove	<u>Relevant Strategic Policies</u>
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<b>UDP Policy</b>	<b>Title</b>	<b><u>To be replaced by Croydon Local Plan: Detailed Policies and Proposals in 2017</u>Retain</b>	<b><u>Already replaced by Croydon Local Plan: Strategic Policies</u>Remove</b>	<b><u>Relevant</u> Strategic Policies</b>
SH1	Retail Development in Primary Shopping Areas			SP3
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			
SH6	Retail Vitality within Shopping Parades			
SH7	Loss of Convenience Shops			

#### Hotels and Tourism

<b>UDP Policy</b>	<b>Title</b>	<b><u>To be replaced by Croydon Local Plan: Detailed Policies and Proposals in 2017</u>Retain</b>	<b><u>Already replaced by Croydon Local Plan: Strategic Policies</u>Remove</b>	<b><u>Relevant</u> Strategic Policies</b>
HT1	Visitor Accommodation			

## Leisure and Indoor Recreation

UDP Policy	Title	<u>To be replaced by Croydon Local Plan: Detailed Policies and Proposals in 2017</u> Retain	<u>Already replaced by Croydon Local Plan: Strategic Policies</u> Remove	<u>Relevant Strategic Policies</u>
LR2	Development of Leisure and Indoor Sports, Arts, Culture and Entertainment Facilities outside of Croydon Metropolitan Centre and town and district centres			
LR3	Retaining Existing Leisure and Indoor Sports, Arts, Culture and Entertainment Facilities			

## Community Services

UDP Policy	Title	<u>To be replaced by Croydon Local Plan: Detailed Policies and Proposals in 2017</u> Retain	<u>Already replaced by Croydon Local Plan: Strategic Policies</u> Remove	<u>Relevant Strategic Policies</u>
CS1	Development of New Community Facilities			
CS2	Retaining Existing Community Facilities			
CS3	Community Facilities in Mixed-Use Developments			SP5
CS5	Capacity of Off-Site Service Infrastructure			
CS6	Tele-communications			
CS7	Surplus Land			

## Croydon Metropolitan Centre

UDP Policy	Title	<u>To be replaced by Croydon Local Plan: Detailed Policies and Proposals in 2017</u> Retain	<u>Already replaced by Croydon Local Plan: Strategic Policies</u> Remove	<u>Relevant Strategic Policies</u>
SP28	Regeneration of Croydon Metropolitan Centre			
CMC1	The Croydon Gateway Site			SP1 SP2 SP3 SP4 SP5 SP8
CMC2	The Fairfield Site and Adjacent Area			"
CMC3	The Park Place Site			"
CMC4	The West Croydon Site			"
CMC5	Randolph and Pembroke House site			SP1 SP2 SP3 SP8
CMC6	11-16 Dingwall Road			SP1 SP3 SP8
CMC7	The Porter and Sorter Public House, Cherry Orchard Road and 1-5 Addiscombe Road			SP1 SP2 SP3 SP8
CMC8	Land at junction of College Road and George Street			"
CMC9	Primary Shopping Area			SP3



<b>UDP Policy</b>	<b>Title</b>	<b><u>To be replaced by Croydon Local Plan: Detailed Policies and Proposals in 2017</u>Retain</b>	<b><u>Already replaced by Croydon Local Plan: Strategic Policies</u>Remove</b>	<b><u>Relevant Strategic Policies</u></b>
CMC 10	Retail Development in the Rest of Croydon Metropolitan Centre			SP3
CMC 11	Croydon Metropolitan Centre Pedestrian Links			SP1 SP8
CMC 12	Active Frontages for Pedestrian Links			SP4
CMC 13	Improvements to Public Transport			SP1 SP8
CMC 14	High Buildings			SP4
CMC 15	Views and Landmarks			SP1 SP4
CMC 16	Croydon Skyline			SP4 SP5

## Appendix 5 - Heritage assets in Croydon

It should be noted that the lists below were accurate as of June 2011 however statutory designations are subject to change at any point. Conservation areas, listed buildings and scheduled monuments can be designated at any time and any new designations would be subject to the same policies as those included here.

### Conservation Areas

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

### Existing Local Areas of Special CharacterLocal Heritage Areas

- Addiscombe College Estate
- Auckland Road
- Beatrice Avenue
- Bingham Road
- Birdhurst Road
- Bishops Walk
- Brighton Road (Purley)
- Campden Road and Spencer Road
- Chipstead Valley Road (St Dunstan's Cottages)
- Henderson Road
- Ingatestone Road
- Laud Street area
- London Road (Broad Green)
- London Road (Norbury)
- Pollards Hill South
- Portland Road (Market Parade)
- ~~Portland Road Mission Hall~~
- Portland Road Terraces
- South End with Ye Market
- St Peter's Road
- Station Approach (Coulsdon)
- Stoats Nest Village
- Stuart Crescent
- The Dutch Village
- Thornton Heath High Street

- ~~Upper Shirley Road~~
- ~~Ye Market~~
- ~~Beatrice Avenue~~
- ~~Ingatestone Road~~
- ~~Birdhurst Road~~
- ~~London Road (Broad Green)~~
- ~~Bishop's Walk~~
- ~~Brighton Road (Purley)~~
- ~~Preston Road~~
- ~~Cheston Avenue~~
- ~~Pollards Hill South~~
- ~~St. Helens Road~~
- ~~Court Avenue St.~~
- ~~St. Paul's Road~~
- ~~Dornton Road~~
- ~~St. Peter's Road~~
- ~~Ecclesbourne Road~~
- ~~South End~~
- ~~Epsom Road~~
- ~~Station Approach (Coulsdon)~~
- ~~Henderson Road~~
- ~~Upper Shirley Road~~
- ~~Chalfont Road~~

### ~~New Local Areas of Special Character~~

~~The following Local Areas of Special Character are new and are being proposed by the Croydon Local Plan: Strategic Policies. The exact boundaries of these areas were approved by the Local Development Framework and Planning Policy Cabinet Committee on 10th October 2008 and 10th December 2008. Maps showing the boundaries of the areas can be found at~~

~~[www.croydon.gov.uk/contents/documents/meetings/806358/609905/2008/2008-09-25/widereviews1.pdf](http://www.croydon.gov.uk/contents/documents/meetings/806358/609905/2008/2008-09-25/widereviews1.pdf) and [www.croydon.gov.uk/contents/documents/meetings/806358/609905/2008/2008-12-10/reviews2.pdf](http://www.croydon.gov.uk/contents/documents/meetings/806358/609905/2008/2008-12-10/reviews2.pdf).~~

- ~~15-55 Stanhope Road~~
- ~~10-49 Bingham Road~~
- ~~59-127 Chipstead Valley Road~~
- ~~Woodcote Valley Road~~
- ~~Woodcote Estate~~
- ~~Laud Street Area~~
- ~~Campden Road and Spencer Road~~
- ~~Foxley Lane and Smitham Bottom Lane~~
- ~~Inglis Road Area, Addiscombe~~
- ~~140-158 Melfort Road~~
- ~~169-205a Melfort Road~~
- ~~West Hill~~
- ~~The Netherlands and Wilhelmina Avenue~~
- ~~1-12 Ye Market, Selsdon Road~~
- ~~Hartley Farm area~~
- ~~157-187 Covington Way~~
- ~~Stuart Crescent, Spring Park~~
- ~~Huntly Road and Sangley Road~~
- ~~Portland Road~~

### ~~Historic Parks and Gardens (Statutory List)~~

- ~~Addington Palace~~
- ~~Norwood Grove~~

## Historic Parks and Gardens (Local List)

The following Historic Parks and Gardens (Local List) are new designations and are being proposed by the Croydon Local Plan: Strategic Policies. The exact boundaries of these areas were approved by the Local Development Framework and Planning Policy Cabinet Committee on 10th December 2008. Maps showing the boundaries of the areas can be found at [www.croydon.gov.uk/contents/documents/meetings/806358/609905/2008/2008-12-10/histappa.pdf](http://www.croydon.gov.uk/contents/documents/meetings/806358/609905/2008/2008-12-10/histappa.pdf)

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

## Archaeological Priority ~~Zones~~Areas

- Croham Hurst Round Barrow
- Riddlesdown Road
- Farthing Down
- Lion Green Road
- Park Lane Anglo-Saxon Cemetery
- Russell Hill
- Elmers End
- RAF Kenley
- Addington and Addington Park
- Central Croydon
- Old Coulsdon
- Sanderstead
- Watendone
- Ampere Way
- Waddon
- Mere Bank
- Addington Hills
- Croham Hurst
- Pampisford Road
- Pollards Hill
- Deepfield Way
- Hook Hill
- Cane Hill
- Ashburton Park
- Haling Grove
- London to Brighton Roman Road
- London to Lewes Roman Road
- Croydon 19<sup>th</sup> Century Cemeteries
- Croydon Downs
- ~~Norwood Grove~~

- ~~Begin Farm~~
- ~~Norbury Manor~~
- ~~Pollards Hill~~
- ~~London Brighton Road~~
- ~~Burtmore Farm~~
- ~~Bensham Manor~~
- ~~Sellis Place~~
- ~~Woodside~~
- ~~Wandle Gravels~~
- ~~Broad Green~~
- ~~Ham Farm~~
- ~~West Shirley~~
- ~~Waddon/Beddington~~
- ~~Croydon (including Park Hill Farm)~~
- ~~Addiscombe~~
- ~~Spring Park~~
- ~~Coombe Farm~~
- ~~Addington~~
- ~~South End, Croydon~~
- ~~Addington Hills~~
- ~~Haling Park~~
- ~~Ballards~~
- ~~Castle Hill, Addington~~
- ~~Croham Hurst~~
- ~~Pampisford Road~~
- ~~Boundary Road south of Rowdown Wood~~
- ~~Russell Hill~~
- ~~The Ridgeway, Purley~~
- ~~Addington Golf Course~~
- ~~Selsdon~~
- ~~Woodcote Village~~
- ~~Sanderstead Village~~

- ~~Riddlesdown~~
- ~~Kings Wood, Sanderstead (including linking road)~~
- ~~Atwood School, Sanderstead~~
- ~~Hartley Farm~~
- ~~Deepfield Way, Coulsdon~~
- ~~Watendone Village~~
- ~~Cane Hill Hospital~~
- ~~Kenley Manor~~
- ~~Whyteleafe~~
- ~~The Grange, Coulsdon~~
- ~~Elm Grove Farm~~
- ~~Starrock Road~~
- ~~Hooley Farm~~
- ~~Tauntons~~
- ~~Tollers Farm~~
- ~~Windmill Farm, Coulsdon~~
- ~~Devilsden Wood~~
- ~~Kenley Aerodrome~~
- ~~Kent Gateway~~
- ~~Elmers End~~

### Scheduled Monuments

- Group of four WWII fighter pens at the former airfield of RAF Kenley
- Group of seven WWII fighter pens at the former airfield of RAF Kenley
- Surrey Iron Railway embankment, approx. 130m south west of Lion Green Road, Coulsdon
- St John the Baptist's Church gateway, Howley Road
- Elmers End moated site, South Norwood
- Croham Hurst round barrow

- Round barrows and ancient settlement, Farthing Down, Coulsdon
- Newe (or Wide) Ditch, Riddlesdown

### Statutory Listed Buildings

See [www.croydon.gov.uk/contents/departments/planningandregeneration/pdf/895926/listedbuildingsMay10](http://www.croydon.gov.uk/contents/departments/planningandregeneration/pdf/895926/listedbuildingsMay10)

### Locally Listed Buildings

See

[www.croydon.gov.uk/contents/departments/environment/pdf/local-list-partb.pdf](http://www.croydon.gov.uk/contents/departments/environment/pdf/local-list-partb.pdf)

### Local Designated Landmarks

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

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

- From Addington Hills of Croydon Metropolitan Centre
- From Biggin Hill of Croydon Metropolitan Centre (landmarks No1 Croydon and Ikea Towers)
- From Croham Hurst looking south west of Purley and Downs
- From Farthing Downs of Coulsdon (landmark No,1, Croydon)
- From Norwood Grove of Croydon Metropolitan Centre (landmark No1 Croydon)
- From land adjacent to Parkway and North Downs Crescent of Addington Palace and Shirley Hills (landmark Addington Palace)
- From Pollards Hill of Croydon Metropolitan Centre(landmarks No1 Croydon,George Street and Ikea Towers)
- From Purley Way Playing Field of Croydon Metropolitan Centre (landmarks NTL mast, the Clock Tower in Katharine Street, No 1 Croydon and the Park Hill Water Tower,
- From Riddlesdown of Kenley (A good viewpoint to see a unique view of Kenley)
- From Ross Road of Ikea Towers (landmark Ikea Towers)
- From Kenley Common of Riddlesdown (A good viewpoint to see a unique view of Riddlesdown, and the quarry on the hillside)

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

- From Crown Hill of Parish Church Croydon Minster
- High Street, Thornton Heath to Pumping Station
- Brighton Road to Cane Hill
- From Farthing Downs of Cane Hill
- Portnalls Road to St Andrew's Church
- From George Street of No.1, Croydon, George Street George Street to NLA Tower

- From Heathfield of Selsdon and New Addington (unique view of the collection of buildings of New Addington)
- From High Street of the Clock Tower, Thornton Heath
- From Addiscombe Road by Sandilands Tramstop of No1 Croydon
- From High Street south west, of the Clock Tower, South Norwood
- From North End of the Town Hall Clock Tower
- From Oliver Grove of the Clock Tower, South Norwood
- From Roman Way south of Croydon Minster
- From South Norwood Hill of the Shirley Windmill
- From Park Hill of Croydon Metropolitan Centre (unique collection of buildings,no landmarks)
- From Selsdon Road of St Peter's Church
- From Woodcote Grove Road of Cane Hill and St. Andrews Church ( St Andrews In the foreground and land mark of Cane Hill Water Tower in the distance)
- From Limpsfield Road, near Wentworth Way of All Saints' Church
- From High Street north east, of the Clock Tower, South Norwood
- From Church Street of Whitgift Almshouses
- From Roman Way north of Croydon Minster
- New Addington to Addington Palace

## Appendix 6 – Croydon Local Plan: Strategic Policies evidence base

### Croydon Local Plan: Strategic Policies – general supporting evidence

Supporting evidence	Author	Publication Date
The London Plan	Mayor of London	<del>Jul-2014</del> <u>Mar-2015</u>
National Planning Policy Framework	CLG	Mar-2012
<u>National Planning Practice Guidance</u>	<u>CLG</u>	<u>2014</u>
Economic Development Strategy for London	Mayor of London	May-2010
Sustainable Community Strategies	LGID	Apr-2011
Sustainable Community Strategy 2010 - 2015	LBC	Aug-2009
Sustainable Community Strategy 2009 - 2012	LBC	Aug-2008
Borough Character Appraisal <del>Version 4</del>	LBC	<del>Jun-2011</del> <u>2016</u>
Round Demographic Projections	GLA	Mar-2009
We Are Croydon - This is Our Vision	LBC	Dec-2009
<del>Imagine Croydon – Core Strategy Issues &amp; Options – Initial Report</del>	<del>LBC</del>	<del>Jul-2009</del>
<del>Towards a Preferred Core Strategy</del>	<del>LBC</del>	<del>Feb-2010</del>
<del>Towards a Preferred Core Strategy – Supplement</del>	<del>LBC</del>	<del>Sep-2010</del>
The Core Strategy Equalities Impact Assessment	LBC	Sep-2011
<del>Planning and Climate Change – Supplement to PPS1</del>	<del>CLG</del>	<del>Dec-2007</del>
<del>Delivering Sustainable Development – PPS1</del>	<del>CLG</del>	<del>Jan-2005</del>



## A Place of Opportunity

Policy	Paragraph	Supporting evidence	Author	Publication Date
SP2 Homes		Housing Technical Paper	LBC	Mar-2012
		Housing PPS3	CLG	Jun-2010
	SP2.2 Housing - Quantities & Location	<del>Croydon's Monitoring Report – Appendix 2 Croydon's Five Year Supply of Housing Land and housing trajectory data</del> <u>Croydon Monitoring Report 2013/14</u>	LBC	<del>Dec-2012</del> <u>Jan-2015</u>
		<del>Croydon Strategic Housing Market Assessment 2008 – Updated Modelling Outputs</del>	Opinion Research Services	Mar-2010
		Croydon Strategic Housing Market Assessment <del>2008</del> <u>2015</u>	Opinion Research Services <u>GL Hearn</u>	<del>Jan-2009</del> <u>Sep-2015</u>
		<del>South West London Strategic Housing Market Assessment</del>	Ecotec	May-2010
		London Strategic Housing Market Assessment	ORS/GLA	Mar-2009
		London's Housing Capacity <del>2009</del> <u>2013</u> : Strategic Housing Land Availability Assessment and Housing Capacity Study <del>2009</del> <u>2013</u> - Report of Study	GLA	Oct-2009
		<del>Demographic Projections &amp; Housing for Draft London Plan</del>	GLA	Oct-2009
	SP2.4 Affordable Homes	Croydon Affordable Housing Viability Study	Fordham Research	Aug-2010
		Affordable Housing Viability Assessment – Additional Analysis	RS Drummond-Hay MRICS ACIH	Oct-2011
		Halifax House Price Index	Lloyds Banking Group	<del>Mar-2011</del> <u>Regularly updated</u>

Policy	Paragraph	Supporting evidence	Author	Publication Date
		Building Cost Information Service	BCIS	<del>Mar-2011</del> <u>Regularly updated</u>
	SP2.5 Mix Of Homes By Size	Croydon Housing Typologies – Summary	Maccreeanor Lavington Architect / GVA Grimley/Graham Harrington	Aug-2010
		Croydon Housing Typologies – Full report (draft)	Maccreeanor Lavington Architect / GVA Grimley/Graham Harrington	Aug-2010
		Housing for Older People in Croydon Strategy 2008 - 2013	LBC	Apr-2008
	SP2.6 Quality & Standards	<u>Draft Interim</u> Housing Supplementary Planning Guidance	Mayor of London	<del>Nov-2012</del> <u>M</u>
		Sustainable Design & Construction - LDF Evidence Base	LBC	Feb-2010
		Providing for Children and Young People's Play and Informal Recreation - Supplementary Planning Guidance	GLA	Mar-2008
	SP2.7 Gypsy & Travellers	<del>London Boroughs' Gypsy and Travellers Accommodation Needs Assessment</del> <u>Croydon Gypsy and Traveller Accommodation Needs Assessment</u>	<del>Fordham</del> <u>RRR Consultancy</u>	<del>Mar-2008</del> <u>Oct-2013</u>
		<del>Croydon Survey Findings – Gypsy and Travellers Accommodation Needs</del>	<del>LBC</del>	<del>Mar-2008</del>
SP3 Employment		Employment Technical Paper	LBC	Mar-2012
		<del>Planning For Economic Growth – PPS4</del>	<del>CLG</del>	<del>Dec-2009</del>
		Cultural Metropolis	GLA	Jun-2010
		<del>Annual Monitoring Report 2008/9</del>	<del>LBC</del>	<del>Dec-2009</del>
		<del>Annual Monitoring Report 2010/11</del> <u>Croydon Monitoring Report 2013/14</u>	LBC	<del>Dec-2011</del> <u>Jan-2015</u>

Policy	Paragraph	Supporting evidence	Author	Publication Date
		Croydon Economic Development Strategy	LBC	Jun-2008
		Croydon Economic Development Strategy Refresh 2010-2012	LBC	Dec-2009
		Employment Densities (2nd Edition)	HCA	2010
	SP3.2 Industry & Warehousing	<del>Office, Industrial &amp; Warehousing Land/Premises Market Assessment</del> <u>Employment Land Review Update</u>	URS	Aug- <del>2010</del> <u>2013</u>
		Industry in the City	Urhahn	Aug-2006
	SP3.3 Culture & Creative Industries	Understanding & Shaping the Cultural Sector in Croydon (Final draft)	Tom Flemming Consultancy	Sep-2010
	SP3.6 Town centres - Retail	Borough Wide Retail Needs Study Update 2008	Drivers Jonas	Dec-2008
		Croydon Metropolitan Centre Retail Strategy	Drivers Jonas	Dec-2009
SP3.13 Town Centres - offices	<del>Office, Industrial &amp; Warehousing Land/Premises Market Assessment</del> <u>Employment Land Review Update</u>	URS	Aug- <del>2010</del> <u>2013</u>	

### A Place to Belong

Policy	Paragraph	Supporting evidence	Author	Publication Date
SP4 Local Character		Urban Design and Local Character Technical Paper	LBC	Mar-2012
		<del>Borough Character Appraisal (Residential and Non-Residential)</del>	<u>LBC</u>	<u>Sep-2015 2016</u>
	SP4.1 General Principles	<del>Planning for the Historic Environment – PPS5</del>	<u>CLG</u>	<u>Mar-2010</u>
	SP4.2 Urban Design	Designing For Community safety – SPD3	LBC	Apr-2007

Policy	Paragraph	Supporting evidence	Author	Publication Date
	SP4.4 CMCOA Design Quality & Local Identity	By Design	CABE	Apr-2000
	SP4.5 & SP4.6 Tall Buildings	Guidance on tall buildings- <a href="#">Historic England Advice Note 4</a>	Historic England/CABE	<a href="#">Jul-2007</a> <a href="#">December 2015</a>
	SP4.14: Heritage Assets	SPD 1: Local List of Buildings of Architectural or Historic Interest	LBC	Dec-2006
<a href="#">Local Heritage Area Review</a>		<a href="#">LBC</a>	<a href="#">Sep-2015</a>	
Local List of Historic Parks and Gardens		LBC	Dec-2008	
		<a href="#">Scoping Report Archaeological Priority Areas</a>	<a href="#">HE/LBC</a>	<a href="#">Nov - 2014</a>
SP5 Community Facilities & Education		Community Facilities Technical Paper	LBC	Mar-2012
	SP5.1 General Principles	<del>Planning For Open Space, Sport &amp; Recreation – PPG17</del>	<del>CLG</del>	<del>May-2006</del>
		Outdoor Recreation Needs Assessment Final report	LBC/KKP	Aug-2009
	SP5.2 Healthy & Active Neighbourhoods	Improving Health & Well-being Plan 2008 - 2011	Croydon NHS PCT	2008
	SP5.5 Community Facilities Design & Location	Indoor Sports Facilities Needs Assessment	KKP	Aug-2009
		Designing for Community Safety – SPD3	LBC	Apr-2007
	SP5.6 Places of Worship	Faith Communities in Croydon – Findings from the 2006 Mapping Exercise	Faith Together in Croydon	May-2008
	SP5.8 Community Burial Needs	Cemeteries & Burial Sites in Croydon	LBC	Nov-2009
Burial Land Need & Provision Study		Nathaniel Lichfield & Partners	Jun-2010	

Policy	Paragraph	Supporting evidence	Author	Publication Date
		Burial Needs - Appendices	Nathaniel Lichfield & Partners	Jun-2010
	SP5.9 Schools	Children With Special Educational Needs & Disabilities Assessments 2009 - 2010	LBC	Jun-2010
		Report to Cabinet - Education Expenditure	LBC	Dec-2010

### A Place with a Sustainable Future

Policy	Paragraph	Supporting evidence	Author	Publication Date
SP6 Environment and Climate Change		Climate Change Technical Paper	LBC	Mar-2012
	SP6.2 Energy & CO <sub>2</sub> Reduction	Sustainable Design and Construction Evidence Base	LBC	Feb-2010
		Code for Sustainable Homes – Cost Review	CLG	Mar-2010
		Cost Analysis of the Code for Sustainable Homes	CLG	Jul-2008
		Croydon Decentralised Energy Study - 2nd Report	AECOM	Dec 2009
	SP6.4 & SP6.5 Flooding, urban blue corridors and water management	Surface Water Management Plan – Final Report	Capita Symonds/URS Scott Wilson	Sep-2011
		Climate Change Mitigation and Adaptation Action Plans	Croydon Environment and Climate Change Partnership	2010
		<del>Strategic Flood Risk Assessment – Croydon Level 1 – Final report</del>	<del>Scott Wilson</del>	<del>Dec-2008</del>
		Strategic Flood Risk Assessment - Croydon Level 2 - Final report	Scott Wilson	Apr-2009
		Strategic Flood Risk Assessment - Appendix	Scott Wilson	Dec-2008
	<u>Strategic Flood Risk Assessment (Level 1)</u>	<u>AECOM</u>	<u>Sep-2015</u>	

Policy	Paragraph	Supporting evidence	Author	Publication Date	
		<a href="#"><u>Strategic Flood Risk Assessment (Level 2)</u></a>	<a href="#"><u>AECOM</u></a>	<a href="#"><u>Jun-2016</u></a>	
		Developing Urban Blue Corridors - Final	Scott Wilson/ LBC	Mar-2011	
		Thames Catchment Flood Management Plan	Environment Agency	Dec-2009	
		River Basin Management Plan Thames River Basin District	Environment Agency	Dec-2009	
		Groundwater protection: policy and practice (Part 1 – overview, Part 2 – technical framework, Part 3 – tools and Part 4 - Legislation and Policies)	Environment Agency	2008	
	<a href="#"><u>Development and Flood Risk—PPS25</u></a>	<a href="#"><u>CLG</u></a>	<a href="#"><u>Mar-2010</u></a>		
	SP6.6 Waste Management	South London Waste Plan DPD	SLWP	Mar-2012	
SP7 Green Grid		Green Grid Technical Paper	LBC	Mar-2012	
		SP7.3 The Green Grid	Open Space Needs Assessment - Final Report	LBC/ KKP	Aug-2009
			Croydon's Green Infrastructure (v. 1.0.0.)	LBC	Jul-2010
	SP7.4 Biodiversity	Open Space Needs Assessment Standards Paper	KKP	Aug-2009	
		Habitat Action Plan	LBC	Sep-2011	
		Making Space for Nature: A review of England's Wildlife Sites and Ecological Network	DEFRA	Sep-2010	
SP7.5 Productive Landscapes	Good Planning for Good Food	Sustain	Jan-2011		
SP8 Transport & Communication		Transport and Communication Technical Paper	LBC	Mar-2012	
		Sub Regional Transport Plan - South	TfL		

Policy	Paragraph	Supporting evidence	Author	Publication Date
	SP8.3 Development Support Plans	Borough Transport Strategy - (final draft)	PBA	May-2010
	SP8.7 Cycling Infrastructure	Biking Borough Study - Final Report	Cycling Star Alliance	Jul- <u>20</u> 10

### The Places of Croydon

Place	Supporting evidence	Author	Publication Date
Croydon Opportunity Area	East Croydon Station & Surrounds Masterplan	LBC	Mar-2011
	West Croydon Station & Surrounds Masterplan	LBC	Jul-2011
	Mid Croydon Masterplan	LBC	Jul-2012
	<u>Fair Field Masterplan</u>	<u>LBC</u>	<u>March 2013</u>
	<u>Old Town Masterplan SPD</u>	<u>LBC</u>	<u>December 2014</u>

### Delivery and Monitoring

Supporting evidence	Author	Publication Date
<del>The Croydon Plan</del> <u>Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options)</u>	LBC	<del>July-2006</del> <u>Sep-2015</u>
Infrastructure Delivery Plan	LBC	<del>Mar-2012</del> <u>Dec-2014</u>

## Community languages

**If you find it easier to read large print, use an audio tape or Braille or need to communicate in a language other than English, please let us know. ☎ 020 8726 6000.**

### Bengali

যদি ইংরাজী ছাড়া আর অন্য কোনো ভাষায় সহজে ব্রহ্মস্পোশন করতে পারেন তবে দয়া করে তাই করবেন। দ্রোভাণীর এক অনুবাদকের [ট্রানস্.লিটারের] ব্যবস্থা করা যেতে পারে. চিহ্নিক্রম করুন **020 8726 6000.**

### Chinese

如果你覺得說用除英語以外的另一種語言能夠更容易溝通的話，可作這樣選擇的。若是需要，你可以得到安排傳譯員及翻譯員的幫助。詳情請打電話號碼 **020 8726 6000.** 查詢。

### Français

**Vous avez la possibilité de communiquer dans une autre langue que l'anglais, si cela est plus facile pour vous. Des interprètes et traducteurs sont à votre disposition: 020 8726 6000.**

### Gujarati

અચેજી સિવાયની બીજી કોઈ એક ભાષામાં તમે આસાનીથી વાતચીત કરવા હો તો એવું કરવા વિનંતી છે. દુભાષિયાની અને ભાષાતરજારની સચવડ તમને પણ મળી શકે છે. આ માટે ટેલિફોન નંબર **020 8726 6000.** મેંડુપયોગ કરવો.

### Hindi

यदि आपको अंग्रेजी के अलावा किसी और भाषा में आसानी से बात कर सकते हैं तो कृपया अवगत करें। दोभाषिया और अनुवादक का प्रबन्ध किया जा सकता है। टेलिफोन : **020 8726 6000.**

### Punjabi

ਜੇਕਰ ਤੁਹਾਨੂੰ ਅੰਗਰੇਜ਼ੀ ਤੋਂ ਇਲਾਵਾ, ਕਿਸੇ ਹੋਰ ਬੋਲੀ ਵਿਚ ਗੱਲ ਕਰਨੀ ਅਸਾਨ ਲਗਦੀ ਹੈ ਤਾਂ ਕ੍ਰਿਪਾ ਕਰਕੇ ਜ਼ਰੂਰ ਕਰੋ। ਦੋ-ਭਾਸ਼ੀਏ ਅਤੇ ਤਰਜਮਾ ਕਰਨ ਵਾਲਿਆਂ ਦਾ ਪ੍ਰਬੰਧ ਕੀਤਾ ਜਾ ਸਕਦਾ ਹੈ। ਟੈਲੀਫੋਨ ਨੰਬਰ ਹੈ: **020 8726 6000.**

### Somali

**Haddii ay kula tahay in si fudud laguugu fahmi karo luqo aan ahayn Ingiriisi, Fadlan samee sidaa. Afceliyeyaal iyo tarjubaano ayaa lagu qaban. Telifoonku waa 020 8726 6000.**

### Tamil

உங்களுக்கு ஆங்கிலம் தவிர வேறு மொழியில் பேசுவதற்கு எளிதாக இருந்தால், தயவு செய்து பேசவும். மொழி பெயர்ப்பாளர்கள் வழங்கப்படுவார்கள். தொடர். **020 8726 6000.**

### Turkish

İri yazılmış harfleri okunmay, ses kaseti veya Braille (kör) alfabesi kullanmayı daha kolay buluyorsanız, veya bizimle İngilizceden başka bir dilde iletişim kurmak istiyorsanız bu imkanı sağlayabiliriz. Yazılı ve sözlü tercüman temin edilir. Telefon **020 8726 6000.**

### Urdu

اگر آپ انگریزی کے علاوہ کسی اور زبان میں بات کرنے میں آسانی محسوس کرتے ہیں تو آواز راہ کمرہ ایسا ہی کیجئے۔ آپ کیلئے ترجمان اور تفسیر ترمیم کرنے والے فراہم کیے جاسکتے ہیں۔ ٹیلی فون نمبر: **020 8726 6000.**





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*Comments and Council's response by Consultation Document*

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**CLP1.1 - Strategic Policies - Partial Review (Preferred and Alternative Options)**

<i>Ref No</i>	<i>Representor Company or Organisation</i>	<i>Participation at EIP</i>	<i>Object or Support</i>	<i>Soundness</i>	<i>Policy, Site or Paragraph</i>	<i>Summary of Representation</i>	<i>Summary of Proposed Changes</i>	<i>Council's Response</i>	<i>Council's Proposed Action</i>
1324/03/001/Non-specific/S	Katharine Harrison  Surrey County Council		Support			We are pleased to note that the supporting evidence indicates that the potential additional education need likely to be generated by the planned new housing development will be met within the borough. We would like to continue to be consulted as the Croydon Local Plan progresses to seek to ensure that new development does not impact on education provision for Surrey. We therefore would anticipate future engagement with you to ensure that any potential cross-boundary pressure on Surrey schools is appropriately mitigated and that strategic education infrastructure needs are met in accordance with the statutory Duty to Cooperate.		Welcome support	
1324/04/001/Non-specific/C	Katharine Harrison  Surrey County Council		Comment			Following discussions with the depot operator, we understand that a proportion of the minerals imported into Purley by rail are subsequently distributed to markets within Surrey and contribute to the national supply of aggregates. Reference is made to the depot in paragraphs 6.14 and 6.44 of the consultation document, in the context of its contribution to the sustainable transport of freight. It is therefore assumed that Policy SP8.19 (Transport and Communication - Efficient and clean movement) intends to safeguard the site. We would like to see explicit reference within this policy to the Purley aggregate rail depot site as this might better protect it from being redeveloped for an alternative use.		Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.

1665/01/001/Non-specific/C

Mr Niall McNevin

Comment

No for the reasons set out in the attached report I do not believe in the light of the DCLG consultation on proposed changes to the National Planning Policy (published in December 2015) there is sufficient flexibility within the current Strategic Objectives.

No it is too 'aspirational'. Where is the money / funding coming from? I see no evidence that the preferred approach is deliverable or flexible enough to enable and facilitate developments coming forward.

Where is the integrated programme of infrastructure investment prioritised to reflect the likely development in the town or on major sites.

e.g. required funding that is absolutely required for vital hard infrastructure such as water ( waste & potable ) and soft infrastructure ( schools, medical facilities i.e. Doctors Surgeries, dentists etc )

No it is too 'aspirational'. Where is the money / funding coming from? I see no evidence that the preferred approach is deliverable or flexible enough to enable and facilitate developments coming forward.

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E.g. required funding that is absolutely required for vital hard infrastructure such as water ( waste & potable ) and soft infrastructure ( schools, medical facilities i.e. Doctors Surgeries, dentists etc )

In order to be truly resilient for future generations ie sustainable it needs to address the 3 core elements of

- SOCIAL MATTERS
- ECONOMIC and
- PHYSICAL or ENVIRONMENT ISSUES and be funded into perpetuity or certainly the life of the proposed plan.

With the recent publication of the DCLG formal statutory consultation on proposed changes to National Planning Policy (published in December 2015) on matters such as

- Affordable Housing
- Increasing Residential density around commuter hubs
- Supporting new settlements , development of brownfield land and small sites and delivery of housing agreed in Local Plans
- Supporting new settlements
- Ensuring housing is delivered on land allocated in plans
- Supporting delivery of starter homes
- Transitional Arrangements

Not Duly Made

Only marked up changes to the adopted Croydon Local Plan:Strategic Policies are subject to consultation and therefore this comment is not duly made.

Furthermore I make formal

representations to the Plan to highlight the inherent lack of flexibility when it comes to considering possible changes of use from "brownfield" ie previously developed land before the use of "virgin" Greenfield land

I am aware of a number of examples and I reserve the right to amend in the light of the emerging government advice concerning emerging development orders. In brief I understand

The Secretary of State can, by a development order, grant permission in principle to land that is allocated for development in a qualifying document. The development order will set out the detail of the type of document which will allocate land for a permission in principle. Initially, the Government intends only land allocated in the Brownfield Register, Development Plan Documents and Neighbourhood Plans will be capable of obtaining permission in principle. The development order will also set out what type and scope of development will be granted permission in principle. The Government's current intention is that this will initially be limited to sites suitable for housing (use), location and amount of development. If land is allocated in such a document and satisfies the requirements of the development order as to type and scope of development the development order will automatically grant it permission in principle. The Government's current intention is to limit the type of development to minor housing development (the creation of fewer than 10 units) and intend to consult on the details of the technical detail consent in due course. There will be regulations requiring a local authority to compile and maintain a register of particular kinds of land in their area.

With regard to timing I am aware this has been issued recently and the government are pushing through the Bill so that should get Royal Assent in early spring next year (2016). It's not clear whether they've even started on the secondary legislation - if they have then it could be before the summer recess, but more likely early Autumn.

This Plan should reflect such changes.

Further supplementary  
Economy & Employment

It has come to my attention that in the explanation text under "Culture" there are references to  
 -the cultural and creative sectors across the Borough  
 - analysis of audiences and engagement  
 "qualitative survey and workshops looking at barriers and future needs of the sector"  
 THIS REPRESENTATION RFELECTS THE APPARENT OMISSION OR LACK OF A HIGHLIGHT TOWARDS THE SPECIAL FEATURE THAT HAVING A PREMIER SHIP FOOTBALL CLUB HAS WITHIN THE BOROUGH

Sport should be added to Culture - to be more traditional ACE

Arts Culture and Entertainment ( including major sports participation / stadium uses )

Please note that the GLA have recently published the benefits of Stadium led regeneration in a well resourced document that has been placed before the London Assembly by the Regeneration Committee

1926/01/001/Non-specific/O	Councillor Luke Clancy	Object	Legal Compliance	Let me first say a number of residents have contacted me to say it is disgraceful that Croydon Council appear to have allowed so little time for consultations, particularly given the time of year, and publicised the process in such a desultory fashion.	No change	The Council will consider whether the advance communication regarding future consultations can be improved upon and will consider the time period of consultations.
1926/01/055/Non-specific/C	Councillor Luke Clancy	Comment	Legal Compliance	It is regrettable that this version of the Local Plan was not subject to cross party consultation prior to producing the consultation drafts. Previous iterations of the Local Plan were subject to such cross party working and as such were able to draw on the knowledge and understanding of members from across the borough. It is a shame that such insight has not gone into these documents.	Change	Consideration will be given to arranging cross party meetings prior to future consultation on the Local Plan.

1926/01/056/Non-specific/C	Councillor Luke Clancy	Comment	Legal Compliance	<p>The information contained within the proposed Local Plan has been included in three large documents. Within those documents the 16 places of Croydon are discussed in four different sections, with each section covering a different aspect of the place. This has made it an almost impossible task for members of the Council and the public to fully understand the impacts of the proposed Local Plan on each place, within the short consultation window allowed. When you add to this that many of the proposed changes are only detailed on specific site maps, and not on the policy tables, it makes it increasingly difficult to understand exactly what is happening in each place. This has caused a disconnect for many members of the public who have found it very difficult to navigate these large documents. Many members of the public have been left wondering why key information has been 'hidden' in the 'small print'. Fully accurate policy tables along with an executive summary of all the key changes in each place would have greatly eased the openness and transparency of this consultation.</p>	Change	<p>The comments are noted and consideration will be given to improve the clarity and readability of future Local Plan consultation documents and to clearly identify the proposed changes for the 16 Places.</p>
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1949/01/005/Non-specific/S	<p>Beth Havelock</p> <p><i>Transport for London</i></p>	Support	<p>Generally TfL is supportive of the revised document; however it is critical the council and TfL work together in developing the policies to ensure that there is a tangible link between new homes and jobs, and to provide the latest information and safeguards necessary to deliver key transport projects. It should also be noted that the London Plan and Mayors Transport Strategy will be updated during the planned timetable for partial review of the Croydon Local Plan.</p>	<p>The Council should work with TfL in developing planning policies and provide safeguards for key transport projects.</p>	Welcome support
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1956/01/002/Non-specific/C

Kevin Smith

Croydon TUC

Comment

Soundness - Effective

Social inclusion and equality

13.The baseline trends in para 4.5.3 of The Sustainability Appraisal Scoping Report Strategic Policies – Partial Review are:

- 'Overall, Croydon has become more deprived between 2004 and 2010.'
- 'All electoral wards have become more deprived relative to England, but the north of borough is generally more deprived than the south, sharing more of the characteristics of inner London than the south of the borough.'
- 'Fieldway and New Addington wards in the east of Croydon also have high levels of deprivation, with Fieldway being the most deprived ward in Croydon.'

14.The Annual Public Health report approved in 2014 contained a welcome approach looking at the assets in Fieldway and New Addington, an important part of looking at the strengths and weaknesses of areas officially regarded as 'deprived'. In 2000 Fieldway was ranked 578 and placed in the worst 10% block of deprived wards, while New Addington was ranked 1,180 and placed in the 20% block. (DETR. Indices of Multiple Deprivation 2000). Croydon was given Neighbourhood Renewal status, but a very small budget compared with many of the other 88 designated authorities. It would appear that the interventions possible were not enough to make a significant difference to the adverse effects of other developments. According to Tracking Neighbourhoods. The Economic Deprivation Index 2008. Communities & Local Government 2009) it appears that in common with several other London Boroughs the percentage of Croydon's Lower level Super Output Areas among the 'greatest improvers' was only 2%, the best improver % being 11%. This compared with most LSOAs in the North East of England improving between 12 and 36%. The Economic Deprivation Index ranking published in The English Indices of Deprivation 2007. Communities & Local Government 2008) then Croydon's ranking deteriorated from 140 in 2001 to 109 in 2005 (1 being the most deprived). A study published last year by the Centre at LSE states: 'For example in Croydon, a highly populated London borough with pockets of extreme deprivation, NRF accounted for only 1% of expenditure, compared with 31% of expenditure in Easington, a small extensively deprived authority.' (NRF

Recommendation 2: In order to better understand the challenges involved in seeking to reduce neighbourhood experience of social deprivation an analysis should be carried out of the social-economic changes in Fieldway and New Addington Wards starting with the analysis carried out for the start of the Neighbourhood Renewal programme in the Borough, setting out what the benefits were, the factors that may have held back further improvement, the current challenges and the programmes and policies currently being implemented into two wards with a view to submission to the Cabinet meeting reviewing the results of the Local Plan consultation, in case it suggests the need for further amendments to the Plan.

Not Duly Made

The comment relates to matters and documents that are not part of the Croydon Local Plan:Strategic Policies-Partial Review and therefore the comment is not duly made,



– Neighbourhood Renewal Fund)  
(Labour's Record on Neighbourhood  
Renewal in England: Policy,  
Spending and Outcomes 1997-2010.  
Centre for Analysis of Social  
Exclusion. 2013).

15.While by no means the worst  
affected London Borough the %  
change in estimated spending power  
per capita in Croydon between  
2010/11 to 2013/14 was down 18%.  
At the same time the previous  
administration reduced overall  
spending by 13% between 2009/10  
and 2013/14 with substantial  
changes in the mix:

- Highways and transport services up  
31%
- Social care down 14%
- Housing services (GRFA only) down  
8%
- Cultural and related services down  
39%
- Environmental and regulatory  
services down 15%
- Planning and development services  
down 69%
- Central service support 26%

This despite building up £ 11,336,000  
in unallocated financial reserves.  
(Hard Times, New Directions? The  
impact of the local government  
spending cuts in London. Interim  
Report. Centre for Analysis of Social  
Exclusion.)

16.The Cabinet report last year on  
the Living Wage for Croydon states  
that Croydon 'is ranked in the 100  
most deprived places in the country  
and 19th out of 32 London boroughs  
in terms of overall deprivation. It has  
some wards with low level so  
disadvantage and others are among  
the most deprived in England' (para  
2.1), and that it faces the challenge  
of 'increased deprivation with  
significant areas of inequality' (para  
2.2. bullet point four).

1956/01/003/Non-specific/C	Kevin Smith	Comment	Soundness - Effective	While there is a lot of data relating to Croydon as a whole, each ward and the local areas within each ward, it is limited in terms of its analysis.	Recommendation 3: that Croydon Observatory should have the lists of streets in each LSOA added so that people can understand socio-economic differences between different neighbourhoods in each ward.	Not Duly Made	The comment relates to matters and documents that are not part of the Croydon Local Plan:Strategic Policies-Partial Review and therefore the comment is not duly made,
	Croydon TUC				Recommendation 4: that Census 2011 information should be analysed at ward and LSOA level in more sophisticated ways		

1956/01/004/Non-specific/C

Kevin Smith  
*Croydon TUC*

Comment      Soundness - Justified

Place Survey

Recommendation 5: that sample Place Surveys be carried out in neighbourhoods representing the typically most affluent, average and most deprived ones in order to obtain some insight into current attitudes about the quality of life, neighbourliness and civic participation.

Not Duly Made

Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.

21. The Sustainability Appraisal Scoping Report Strategic Policies - Partial Review stated that the 2008 Place Survey indicated that 77% of residents from different backgrounds say they get on well together, that 51% of residents feel they belong to their neighbourhood, that 34% of residents thought they could influence decisions in the local area; but only 16% had engaged in local activity designed to increase participation; and that 23% participate in volunteering in the previous 12 months.

22. It admits the data limitation resulting from the Department of Communities and Local Government cancelling the biennial Place Survey, and that even if the Council continued 'to collect similar inclusion and equality data via the "Citizens Panel" the sampling and statistical significance of responses may not provide comparable data.'

23. 2008 was the year of the global economic crash. The standard of living of many people's lives has deteriorated since then, due to cuts in incomes and benefits and reductions in services. This had previously been recognised earlier in the document in its discussion on increasing deprivation. Anecdotal information also suggests that many people, especially long-term residents have found the socio-economic changes in their neighbourhoods difficult to understand and accept. The growth in private renting has increased the turnover of residents leading to less connected and stable neighbourhoods.

24. The document suggests that the partial review considerations should:

- Ensure development contributes to reducing the higher incidence of deprivation in the northern and south eastern wards
- Ensure development of community facilities match the changing demographics of Croydon.

25. While it will be difficult to carry out a survey of the opinions of a large percentage of residents, it is vital to get some idea of current opinions by running smaller scale Place Surveys in say three neighbourhoods: one which represents the most affluent, one the average and one the most

Affordable Housing Outside the Croydon Opportunity Area

27. In comments on Cabinet papers in September 2014 the CTUC Working Party welcomed this first stage move to ensure that the minimum requirement for affordable housing is 30% on schemes outside the Croydon Opportunity Area. Being a minimum the negotiating position with developers should be to meet a higher %. It recommended:

- that the officers inform relevant Cabinet members of the receipt of new pre-application proposals to discuss the basis on which a higher % of affordable housing can be negotiated with a view to the proposal being considered by the Planning Committee.

- that the officers make it clear to applicants wishing to start pre-application discussions that the Council's policy is to seek to negotiate a higher % than the 30% minimum.

28. Although the housing is called 'affordable' the Working Party expressed concern about what this meant and whether most tenants in 'affordable' housing are having to claim housing benefit, especially in view of the dramatic increase in housing benefit claimants. The number of working families on housing benefit in Croydon soared by 1,100% between May 2011 and 2014, according to figures from the House of Commons Library. With 12,610 working claimants Croydon had the most in the UK. The extra claimants cost taxpayers £5bn by the 2015 election.

<http://www.swlondoner.co.uk/number-of-croydon-families-on-housing-benefit-soars-by-more-than-1-000>.

The total amount of claimants also rose from 32,953 to 36,559 which is an increase of 11 per cent.

[http://m.croydonguardian.co.uk/news/11200571.Housing\\_benefit\\_claimants\\_rise\\_by\\_1\\_000\\_per\\_cent\\_in\\_Croydon/](http://m.croydonguardian.co.uk/news/11200571.Housing_benefit_claimants_rise_by_1_000_per_cent_in_Croydon/).

29. The Working Party recommended that the Officers should present to the next meeting of the Cabinet figures on existing provision of affordable housing in private apartment developments.

30. We are not aware that such a report has been presented and neither does it appear to be part of the evidence documents supporting the Local Plan.

31. Back in September 2014 the

Recommendation 6. That the Local Plan formula for calculating the economic viability of affordable housing be amended to take into account the projected increases in sales and rental values that are likely to occur between the planning application stage and construction completion stage.

Recommendation 7. That the Council should monitor house prices and rentals in Croydon and clearly show the sale prices and rentals of new housing developments containing affordable homes.

Recommendation 8. That the Local Plan require all applications for new housing to show how the development will meet the housing needs defined by the Council and the needs of households on the housing waiting and transfer lists and homelessness.

Recommendation 9. That the Local Plan should include a policy on housing families in tower blocks, limiting the floor levels families with young children can be housed, and ensuring that sons and daughters do not have to share a bedroom.

Not Duly Made

Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made

Working Party appreciated that the Cabinet was constrained in seeking a higher % of affordable housing by the agreed formula in the Croydon Local Plan as it then stood. Given that there are still aspects of the Plan which have yet to be finalised, the Working Party recommended:

- that the Cabinet give consideration to the need to propose to amend the formula for calculating the economic viability of affordable housing by taking into account the projected increases in sales and rental values that are likely to occur between the planning application stage and construction completion stage.

32. This recommendation will need to be supplemented by a further one due to the fact that the Council 'does not monitor house the sale prices of units in Croydon.' (Freedom of Information reply to Sean Creighton 23 July 2013). A report by the Trades Union Congress shows that Croydon house prices rising faster than salaries, and now stand at 7.57 times above the average salary. 'An affordability ratio of five is particularly significant, as the Bank of England has recently instructed banks to limit the proportion of mortgages they offer that are more than 4.5 times applicants' salaries.' The ratio is of course not as high as Inner London nor as Sutton at 8.5 and Bromley at just under 10. TUC General Secretary Frances O'Grady said: "Over the last 16 years, the increase in house price rises in London has outstripped the increase in peoples' pay packets. There is now not a single borough in London in which housing is affordable for those on an average local salary. "This has a massive impact on families and communities, and also on the transport system, congestion and our environment, as more and more people can no longer live near to where they work." <http://www.croydonadvertiser.co.uk/Croydon-house-prices-rising-faster-salaries-new/story-22859460-detail/story.html>

33. The Working Party recommended that the Council should monitor the sale prices and rentals of new housing developments containing affordable homes.

34. The Working Party welcomed the inclusion in the paper of the Equalities Impact Assessment summary from the Croydon Local Plan: Strategic Policies. It does not see how the increase to a minimum of 30% will help meet the specific accommodation needs detailed in the

assessment. It appeared to the Working Party that the majority of affordable housing units in schemes with planning permission or at pre-planning application stage are one and two bedroom flats. Nor does it see how the cost of 'affordable' homes can be afforded by without dependence on housing benefit and to meet the additional space needs of households with special needs. Nor does the paper show households in housing need are routed into new 'affordable' homes in developers schemes. When a housing association/social registered landlord concludes an agreement with the developer does the Council have nomination rights to assist people on its housing and transfer lists? If not how will the 'affordable' housing be available to meet existing needs of Croydonians?

35. The Working Party noted that the report states that 'There are no impacts on crime and disorder reduction arising from the recommendations'. However it does not categorically state whether there will be no increase in crime and disorder. It therefore recommended that the Officers be asked to state at the Cabinet meeting that there will be no increase in crime and disorder and that their statement be minuted.

36. The Working Party was concerned that while there may not be an environmental impact from the inclusion of more affordable housing in schemes, the schemes themselves have an environmental impact in respect of population density, and its impact on the quality of life in developers schemes especially those based on multi-story tower blocks.

37. The Working Party is concerned that in para 11.1 of the Cabinet report it is stated that the preparation of the Local Plan: Detailed Policies and Proposals is the only way for the Planning Service is the only way to secure a five year supply of housing land in the medium to long term. Given the property development world works quietly behind the scenes before it announces it plans the Working Party cannot see how the Local Plan can ensure a five year supply, unless there are site specific policies which commit development to meeting the housing needs as expressed through the housing waiting and transfer lists and homelessness.

38. The Working Party convenor asked the Press Office on 28 August 2014 to obtain the following

information:

What are the bedroom unit requirements of:

- (1) Council tenants on the housing transfer list
  - (2) people on the Council housing waiting list
  - (3) projected population increase needs by bedroom sizes
- and what are the total number by bedroom units in all housing developments
- (1) currently under construction
  - (2) with planning permission that have not yet started on site.

39. Drawing on Freedom of Information requests last year the Working Party set out some of the information that is known and in the public realm in the Appendix 1.

40. Unless the Council has a clear idea of the bedroom size and location needs of Croydonians it will not be able to assess whether the unit size and location of affordable housing in developers' schemes will meet that need. In their reports on the proposed developments in George St and College Rd (Planning Committee 4 September the Officers appear to be accepting that a three bedroom flat will house 6 people and 4 beds eight. This implies that in addition to two parents children regardless of age and sex and adult sons and daughters will be expected to share bedrooms. This means that affordable housing is expected to be cramped from the start. This is not acceptable. Further these particular schemes are only going to be 'affordable' on a shared ownership basis. This may well rule out the opportunity for many in need to be able to afford these units. The case against housing families with small children in tower blocks developed in the 1970s, and, for example Labour controlled Wandsworth adopted a policy of not housing them about the fourth floor. The Working Party recommended:

- that the Cabinet request either the Planning or the Scrutiny Committees to review how the Croydon Local Plan can be fine tuned to secure a five year supply of housing land to meet the Borough's housing needs.
- that the Cabinet instruct the Officers to develop a report showing the bedroom size needs of those on the Council transfer and waiting lists, and how the 'affordable' homes being built by developers matches these in terms of unit size and location.□
- that the Cabinet should instruct the Officers to develop a report setting out a policy on housing families in tower blocks, limited the floor levels

families with young children can be housed, and ensuring that sons and daughters do not have to share a bedroom above a laid down age.

41. Taking into account the previous recommendations made the Assembly now recommends

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1956/01/001/Non-specific/C

Kevin Smith

Croydon TUC

Comment

Soundness - Effective

Through its affiliated branches the Croydon Trades Union Congress (TUC) represents thousands of workers in the Borough, retired workers and workers who as residents travel out of Borough to work. Last year it had a working party analysing the Council's Growth Plan. Many of its ideas were submitted to the Whitgift Centre CPO Inquiry through the working party convenor giving evidence in its personal capacity.

2.The Croydon Assembly was initiated by CTUC to bring together the labour movement and a wide range of community and voluntary sector activists to campaign against the Government's austerity cuts and shape a positive agenda for the future. At its last conference on 7 November the Chair of the Council's Planning Committee contributed to the discussion on local economy and housing.

3.The Assembly Local Economy & Housing Group which brings together a wide range of individuals active in a range of organisations in Croydon, especially in the trade unions, met to review the Fairness Commission interim report and the Local Plan. The Chair of Planning took part in that discussion.

4.The Assembly Environment Forum brings together a wide range of organisations involved in green and environmental issues including Friends of the Earth, Croydon Transition Town, Green Croydon, Croydon Beekeepers, the Green Party.

5.This general comment and accompanying specific proposed amendments to the Local Plan are therefore the outcome of discussions among those with a range of perspectives.

6.These initial comments relate to issues of:

- Sustainability
- Social inclusion and equality
- Place surveys
- Affordable housing outside the COA

7.Many of the points discussed may not be addressable in the final Local Plan but should be part of the Council's on-going work analysing and monitoring developments in the Borough as part of ensuring that it is meeting the objects of the Plan. Sustainability

8.The Forum is disappointed that it cannot find the document reviewing the comments received on the The Sustainability Appraisal Scoping Report Strategic Policies – Partial Review consultation undertaken in

Recommendation 1: that the final document that emerges from the Local Plan consultation should include:

- recognition that the Borough wide strategic policies will be applied to different areas of the Borough (whether at district, local or neighbourhood centre level) in accord with the needs of and challenges faced within them;
- that the development of plans at these lower levels must involve local residents and businesses and their organisations in order to meet needs and aspirations in the light of the differing circumstances in each area

No change

The Croydon Local Plan recognises the different areas of the borough through the identification of the local character which is informed by the Borough Character Appraisal. Policy SP1.2 of the Croydon Local Plan:Strategic Policies requires that all new development in the borough contributes to enhancing a sense of place and improving the local character of the area. When planning applications are received local residents and businesses are able to comment on the individual plans and the pre-application service requires that developers hold a public consultation on major applications.



2014. It is therefore unclear whether any proposals contained in submissions have been taken into account or not in the current Local Plan consultation documents.

9. The principles of sustainability should influence all aspects of Local Plan. The major challenges facing the Council and all the different types of communities (place, ethnicity, interests and faith) are:

- the estimated increase in population
- the housing shortage
- the increasing levels of deprivation
- the loss of jobs in the Borough available to local residents
- the increasing stresses being experienced in many neighbourhoods experiencing a fast rate of change, and higher densities of population.

10. The review contained recognition of some of the details of this, but it does not adequately address the following challenges:

- the anticipated further cuts in Council expenditure required by the Government
- the further loss of owner occupation housing (other than in new blocks) and its take over into the private rented sector
- the decisions taken by employers as to whether to move into or out of the Borough
- the decisions of property developers seeking to maximise profit regardless of whether it contributes to solving the Borough's needs
- the increasing trend of the Borough becoming a dormitory one where most people in work travel out of Borough
- the lack of an alternative plan if the Westfield/Hammerson development does not take place or is late in completion
- the absence of any reference to the role and potential contribution of the community and voluntary sector.

11. While there is a need for overall Borough wide strategy policies, the challenge of applying them differs not only from ward to ward but often from different neighbourhoods in each ward. The Growth Plan's recognition of the need for more emphasis on the districts and local centres recognises this and this in turn is recognised in the proposed revised Local Plan.

2062/01/056/Non-specific/C	Councillor Jason Perry  <i>London Borough of Croydon</i>	Comment	Legal Compliance	The information contained within the proposed Local Plan has been included in three large documents. Within those documents the 16 places of Croydon are discussed in four different sections, with each section covering a different aspect of the place. This has made it an almost impossible task for members of the Council and the public to fully understand the impacts of the proposed Local Plan on each place, within the short consultation window allowed. When you add to this that many of the proposed changes are only detailed on specific site maps, and not on the policy tables, it makes it increasingly difficult to understand exactly what is happening in each place. This has caused a disconnect for many members of the public who have found it very difficult to navigate these large documents. Many members of the public have been left wondering why key information has been 'hidden' in the 'small print'. Fully accurate policy tables along with an executive summary of all the key changes in each place would have greatly eased the openness and transparency of this consultation.	Change	The comments are noted and consideration will be given to improve the clarity and readability of future Local Plan consultation documents and to clearly identify the proposed changes for the 16 Places.
2062/01/055/Non-specific/C	Councillor Jason Perry  <i>London Borough of Croydon</i>	Comment	Legal Compliance	It is regrettable that this version of the Local Plan was not subject to cross party consultation prior to producing the consultation drafts. Previous iterations of the Local Plan were subject to such cross party working and as such were able to draw on the knowledge and understanding of members from across the borough. It is a shame that such insight has not gone into these documents.	Change	Consideration will be given to arranging cross party meetings prior to future consultation on the Local Plan.
2071/01/055/Non-specific/C	Councillor Mario Creatura  <i>London Borough of Croydon</i>	Comment	Legal Compliance	It is regrettable that this version of the Local Plan was not subject to cross party consultation prior to producing the consultation drafts. Previous iterations of the Local Plan were subject to such cross party working and as such were able to draw on the knowledge and understanding of members from across the borough. It is a shame that such insight has not gone into these documents.	Change	Consideration will be given to arranging cross party meetings prior to future consultation on the Local Plan.

2071/01/056/Non-specific/C	Councillor Mario Creatura  <i>London Borough of Croydon</i>	Comment	Legal Compliance	The information contained within the proposed Local Plan has been included in three large documents. Within those documents the 16 places of Croydon are discussed in four different sections, with each section covering a different aspect of the place. This has made it an almost impossible task for members of the Council and the public to fully understand the impacts of the proposed Local Plan on each place, within the short consultation window allowed. When you add to this that many of the proposed changes are only detailed on specific site maps, and not on the policy tables, it makes it increasingly difficult to understand exactly what is happening in each place. This has caused a disconnect for many members of the public who have found it very difficult to navigate these large documents. Many members of the public have been left wondering why key information has been 'hidden' in the 'small print'. Fully accurate policy tables along with an executive summary of all the key changes in each place would have greatly eased the openness and transparency of this consultation.		Change	The comments are noted and consideration will be given to improve the clarity and readability of future Local Plan consultation documents and to clearly identify the proposed changes for the 16 Places.
2151/01/001/Non-specific/O	Mr Rod Davies  <i>East Croydon Community Organisations</i>	Object		ECCO has grave misgivings about the lack of meaningful consultation and the failure of the Planning Dept to provide a timely response to the request to attend a meeting with ECCO to specifically discuss the Croydon Local Plan and associated Council policies and strategies.	The Council should engage more meaningfully during consultation with ECCO.	Change	The Council will consider whether the advance communication regarding future consultations can be improved upon and engagement within the parameter of the Council's resources.
2168/01/001/Non-specific/S	Mr Duncan Clarke  <i>London Borough of Sutton</i>	Support		The London Borough of Sutton is generally supportive of the aims and preferred policies within both documents.		Welcome support	
2191/01/001/Non-specific/O	Mr Rodney Beale	Object	Soundness - Justified	Objection to the whole Plan as not the most appropriate for Croydon and unsuitable for the lovely country area of Croydon visited throughout the year by families, residents and visitors. The approach is deliverable but undesirable and will ruin the only real part of the country area in Croydon, which grows with housing and office blocks almost daily.	Objection to the whole Plan as not appropriate and unsuitable for the lovely country area of Croydon visited throughout the year by families, residents and visitors. The approach is deliverable but undesirable and will ruin the only real part of the country area in Croydon, which grows with housing and office blocks almost daily.	Not Duly Made	The Council is consulting on a partial review of the Strategic Policies and not the whole Plan. This comment is therefore not duly made.

2448/01/056/Non-specific/C

Andy Stranack  
*Croydon Council*

Comment

Legal  
Compliance

The information contained within the proposed Local Plan has been included in three large documents. Within those documents the 16 places of Croydon are discussed in four different sections, with each section covering a different aspect of the place. This has made it an almost impossible task for members of the Council and the public to fully understand the impacts of the proposed Local Plan on each place, within the short consultation window allowed. When you add to this that many of the proposed changes are only detailed on specific site maps, and not on the policy tables, it makes it increasingly difficult to understand exactly what is happening in each place. This has caused a disconnect for many members of the public who have found it very difficult to navigate these large documents. Many members of the public have been left wondering why key information has been 'hidden' in the 'small print'. Fully accurate policy tables along with an executive summary of all the key changes in each place would have greatly eased the openness and transparency of this consultation.

Change

The comments are noted and consideration will be given to improve the clarity and readability of future Local Plan consultation documents and to clearly identify the proposed changes for the 16 Places.

2448/01/055/Non-specific/C

Andy Stranack  
*Croydon Council*

Comment

Legal  
Compliance

It is regrettable that this version of the Local Plan was not subject to cross party consultation prior to producing the consultation drafts. Previous iterations of the Local Plan were subject to such cross party working and as such were able to draw on the knowledge and understanding of members from across the borough. It is a shame that such insight has not gone into these documents.

Change

Consideration will be given to arranging cross party meetings prior to future consultation on the Local Plan.

2609/01/001/Non-specific/C

Robert Davidson

*Chichester District Council*

Comment

Legal Compliance

This letter is a planning officer response on behalf of Chichester District Council to your letter dated 5 November 2015 informing the Council of your consultation on the Croydon Local Plan: Strategic Policies and Croydon Local Plan: Detailed Policies and Proposals. Chichester DC does not wish to make any representations on specific policies or proposals in your draft Local Plan.

No change

The comment is noted and it is accepted that under the Duty to Co-operate it will not be possible for Chichester District Council to meet any of Croydon's unmet housing need.

Your letter also included a specific request under the Duty to Cooperate regulations seeking help in meeting Croydon's unmet housing needs. As you may be aware, the Chichester Local Plan: Key Policies 2014-2029, which was adopted in July 2015, falls short of meeting the full Objectively Assessed Housing Needs for the Local Plan area and the Council has committed to undertake an early review of the Plan within five years to seek to address this shortfall. In addition, there is a substantial unmet housing need across the wider housing market area as identified in the Coastal West Sussex and Greater Brighton Local Strategic Statement (October 2013) and more up-to-date OAN figures. The LSS highlights the difficulties in meeting the area's OAN due to the considerable environmental and infrastructure constraints affecting the HMA.

It should be noted that much of the demand for housing in Chichester District and the wider Coastal West Sussex area already results from households seeking to move from the Greater London area. Given the already substantial shortfall in providing for housing needs in Chichester District and the wider West Sussex area, I regret that this Council cannot offer you any further assistance towards meeting your unmet housing needs.

2611/01/001/Non-specific/C

Jack Straw

Comment

*Mole Valley District Council*

Thank you for your letter to Mole Valley District Council (MVDC) regarding Croydon's unmet housing need and the wider consultation on both the Croydon Local Plan: Strategic Policies and the Croydon Local Plan: Detailed Policies and Proposals. This letter comprises an officer level response on behalf of MVDC. Mole Valley has an adopted housing target of 3,760 dwellings as set out in the Core Strategy (2009) and is currently able to demonstrate a 6.6 year housing land supply against this target. Until December 2014, MVDC was preparing a Land Allocations document, the Housing and Traveller Sites Plan, which sought to identify land to meet the remaining housing requirement identified for the rest of the plan period to 2026. This included consideration of potential release of sites within the Green Belt. However, preparation of this document was terminated in December 2014. Mole Valley is now in the early stages of preparing a new Local Plan which will include strategic and detailed policies. It will also need to reassess the level of housing need in the District. Mole Valley is a heavily constrained district. About 76% is in the Metropolitan Green Belt and some 36% in the Surrey Hill Area of Outstanding Natural Beauty (AONB). The ability of Mole Valley to meet its own housing needs in full is therefore severely constrained. It is understood that over the plan period for the Croydon Local Plan (2016 - 2036) there is an overall need for 42,930 homes to be built in Croydon. There is capacity for a minimum of 31,765 homes in this period in the built-up areas of Croydon; which leaves a shortfall of 11,165 homes from the identified SHMA target. It is noted that in calculating the capacity of Croydon Borough to accommodate additional housing, the focus has been on the built-up area only. It appears that sites in the Metropolitan Green Belt or on Metropolitan Open Land have been ruled out as a matter of principle. The NPPF and PPG state that all options should be considered in assessing the amount of housing a borough or district is able to accommodate. It is therefore felt that, if Croydon Borough intends approaching Districts and Boroughs which are themselves heavily constrained by Green Belt policy, a Green Belt Review (and the equivalent review for Metropolitan Open Land) should form part of the evidence for Croydon's Local Plan. This would establish if there are any areas which no longer fulfil the

A Green Belt and Metropolitan Open Land review should form part of the evidence base of the Croydon Local Plan if the borough is to approach other authorities which are themselves constrained by Green Belt. Change

Evidence of a Green Belt and Metropolitan Land Review will be published as evidence for a future iteration of the Local Plan.

purposes of the Green Belt/Metropolitan Open Lane and which can therefore contribute to meeting the remaining housing need. Although the work on the new Mole Valley Local Plan is in the preliminary stages the level of constraint indicates that there is little reasonable prospect sufficient suitable sites will be identified to meet the housing need arising from Mole Valley in full. It is likely that MVDC will have to explore options to meet objectively assessed needs through the Duty to Cooperate, while recognising that such options are themselves very limited, since adjoining authorities are similarly constrained. Against that background, there is no reasonable prospect that MVDC will be in a position to accommodate any additional housing need arising from surrounding districts and boroughs.

2669/01/001/Non-specific/C	Mrs Jean Brooks	Comment	Legal Compliance	As we do not have a computer I do think it would have been a courtesy to inform residents concerned in writing.	No change	We wrote to all residents registered on our consultation database to inform them of the consultation. The Spatial Planning team does not have sufficient budget to write to all residents of the borough.
2690/01/001/Non-specific/S	Miss Nicola Hume <i>Persimmon Homes</i>	Support		Persimmon Homes are supportive in principle of the Local Plan being updated so that it is now in line with the (amended) London Plan and the policies will be considered up to date.	Welcome support	
2694/01/003/Non-specific/O	Mr Bernard Mickelburgh	Object		Objects to the contents of the plan.	No change	Objections are not substantiated in planning terms.
2771/01/003/Non-specific/O	Philippa Toogood	Object		I would like to correct errors in the 'Policy SP7: Green Grid' document <a href="https://www.croydon.gov.uk/sites/default/files/articles/downloads/%281%29%20Policy%20SP7.pdf">https://www.croydon.gov.uk/sites/default/files/articles/downloads/%281%29%20Policy%20SP7.pdf</a> . The document does not correctly identify Lacey Green, an area of registered common land on Tollers Lane in Old Coulsdon.  On pages 53, 58 and 61 of the document, Lacey Green is described as 'Land in Tollers Lane', rather than being given its correct name.  On the current Interactive Local Plan, and the 'Policy SP7: Green Grid' document, Lacey Green is shown to the south of Tollers Lane only	No change	The land which is an extension of Metropolitan Green Belt, is on Toller's Lane and not at Lacey Green, and if it were named Lacey Green this could confuse people into thinking it was the land known as Lacey Green.

2775/01/055/Non-specific/C	Cllr Tim Pollard <i>London Borough of Croydon</i>	Comment	Legal Compliance	It is regrettable that this version of the Local Plan was not subject to cross party consultation prior to producing the consultation drafts. Previous iterations of the Local Plan were subject to such cross party working and as such were able to draw on the knowledge and understanding of members from across the borough. It is a shame that such insight has not gone into these documents.	Change	Consideration will be given to arranging cross party meetings prior to future consultation on the Local Plan.
2775/01/056/Non-specific/C	Cllr Tim Pollard <i>London Borough of Croydon</i>	Comment	Legal Compliance	The information contained within the proposed Local Plan has been included in three large documents. Within those documents the 16 places of Croydon are discussed in four different sections, with each section covering a different aspect of the place. This has made it an almost impossible task for members of the Council and the public to fully understand the impacts of the proposed Local Plan on each place, within the short consultation window allowed. When you add to this that many of the proposed changes are only detailed on specific site maps, and not on the policy tables, it makes it increasingly difficult to understand exactly what is happening in each place. This has caused a disconnect for many members of the public who have found it very difficult to navigate these large documents. Many members of the public have been left wondering why key information has been 'hidden' in the 'small print'. Fully accurate policy tables along with an executive summary of all the key changes in each place would have greatly eased the openness and transparency of this consultation.	Change	The comments are noted and consideration will be given to improve the clarity and readability of future Local Plan consultation documents and to clearly identify the proposed changes for the 16 Places.



2775/01/003/Non-specific/O	Cllr Tim Pollard <i>London Borough of Croydon</i>	Object	Legal Compliance	In at least one of the libraries (Shirley) there was no paper copy available for the public to inspect until the last few days of the consultation. Given that it is proposed in this plan that the character of Shirley is to be most changed, this is deeply unacceptable and calls into question the validity of the whole consultation and the soundness of the process.	No change	A paper copy of the Croydon Local Plan: Strategic Policies- Partial Review and the Detailed Policies and Proposals ( Preferred and Alternative Options) were delivered to Shirley Library in time for the commencement of the six weeks consultation. The Plans were accompanied by a Memorandum to the Library regarding the consultation along with a poster. Unfortunately the copies were not displayed until 11 December, after a member of the public highlighted the issue. Copies of the Plans were displayed for the whole six weeks period at all the other libraries in the borough and the information was available on the Croydon Council's internet.
2775/01/001/Non-specific/O	Cllr Tim Pollard <i>London Borough of Croydon</i>	Object	Legal Compliance	Until the last few days of the consultation most members and the public have been required to work from PDF copies of the documents. The three paper documents referred to above break down into over 40 individual PDFs with confusing names and which must be individually downloaded. It is almost impossible to work with these documents.	Change	Consideration will be given, in future consultations on the Local Plan, to providing more publicly accessible paper copies of the consultation documents, albeit within the constraints of the Council's budget.
2776/01/055/Non-specific/C	Cllr Helen Pollard <i>London Borough of Croydon</i>	Comment	Legal Compliance	It is regrettable that this version of the Local Plan was not subject to cross party consultation prior to producing the consultation drafts. Previous iterations of the Local Plan were subject to such cross party working and as such were able to draw on the knowledge and understanding of members from across the borough. It is a shame that such insight has not gone into these documents.	Change	Consideration will be given to arranging cross party meetings prior to future consultation on the Local Plan.

2776/01/056/Non-specific/C	Cllr Helen Pollard  <i>London Borough of Croydon</i>	Comment	Legal Compliance	The information contained within the proposed Local Plan has been included in three large documents. Within those documents the 16 places of Croydon are discussed in four different sections, with each section covering a different aspect of the place. This has made it an almost impossible task for members of the Council and the public to fully understand the impacts of the proposed Local Plan on each place, within the short consultation window allowed. When you add to this that many of the proposed changes are only detailed on specific site maps, and not on the policy tables, it makes it increasingly difficult to understand exactly what is happening in each place. This has caused a disconnect for many members of the public who have found it very difficult to navigate these large documents. Many members of the public have been left wondering why key information has been 'hidden' in the 'small print'. Fully accurate policy tables along with an executive summary of all the key changes in each place would have greatly eased the openness and transparency of this consultation.	Change	The comments are noted and consideration will be given to improve the clarity and readability of future Local Plan consultation documents and to clearly identify the proposed changes for the 16 Places.
2776/01/007/Non-specific/O	Cllr Helen Pollard  <i>London Borough of Croydon</i>	Object	Soundness - Effective	The plan should make reference to how the borough will meet the demands, in terms of schools, infrastructure etc, to meet the needs of the big increase in population in Croydon.	No change	The Croydon Local Plan: Strategic Policies-Partial Review, in paragraph 5.31 refers to the Infrastructure Delivery Plan which provides the evidence of needs for additional infrastructure including schools.
2810/01/001/Non-specific/C	Thomas Whittingham  <i>Highways England</i>	Comment		Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.  Highways England will be concerned with proposals that have the potential to impact on the safe and efficient operation of the Strategic Road Network (SRN) and, having examined the information available, have no comments at this time.	No change	It is noted that there are no comments at this time.

2812/01/056/Non-specific/C

Cllr Jan Buttinger

Comment

Legal Compliance

The information contained within the proposed Local Plan has been included in three large documents. Within those documents the 16 places of Croydon are discussed in four different sections, with each section covering a different aspect of the place. This has made it an almost impossible task for members of the Council and the public to fully understand the impacts of the proposed Local Plan on each place, within the short consultation window allowed. When you add to this that many of the proposed changes are only detailed on specific site maps, and not on the policy tables, it makes it increasingly difficult to understand exactly what is happening in each place. This has caused a disconnect for many members of the public who have found it very difficult to navigate these large documents. Many members of the public have been left wondering why key information has been 'hidden' in the 'small print'. Fully accurate policy tables along with an executive summary of all the key changes in each place would have greatly eased the openness and transparency of this consultation.

Change

The comments are noted and consideration will be given to improve the clarity and readability of future Local Plan consultation documents and to clearly identify the proposed changes for the 16 Places.

*London Borough of Croydon*

2812/01/055/Non-specific/C

Cllr Jan Buttinger

Comment

Legal Compliance

It is regrettable that this version of the Local Plan was not subject to cross party consultation prior to producing the consultation drafts. Previous iterations of the Local Plan were subject to such cross party working and as such were able to draw on the knowledge and understanding of members from across the borough. It is a shame that such insight has not gone into these documents.

Change

Consideration will be given to arranging cross party meetings prior to future consultation on the Local Plan.

*London Borough of Croydon*

2829/01/056/Non-specific/C	Cllr Margaret Mead  <i>Croydon Council</i>	Comment	Legal Compliance	<p>The information contained within the proposed Local Plan has been included in three large documents. Within those documents the 16 places of Croydon are discussed in four different sections, with each section covering a different aspect of the place. This has made it an almost impossible task for members of the Council and the public to fully understand the impacts of the proposed Local Plan on each place, within the short consultation window allowed. When you add to this that many of the proposed changes are only detailed on specific site maps, and not on the policy tables, it makes it increasingly difficult to understand exactly what is happening in each place. This has caused a disconnect for many members of the public who have found it very difficult to navigate these large documents. Many members of the public have been left wondering why key information has been 'hidden' in the 'small print'. Fully accurate policy tables along with an executive summary of all the key changes in each place would have greatly eased the openness and transparency of this consultation.</p>	Change	<p>The comments are noted and consideration will be given to improve the clarity and readability of future Local Plan consultation documents and to clearly identify the proposed changes for the 16 Places.</p>
2829/01/055/Non-specific/C	Cllr Margaret Mead  <i>Croydon Council</i>	Comment	Legal Compliance	<p>It is regrettable that this version of the Local Plan was not subject to cross party consultation prior to producing the consultation drafts. Previous iterations of the Local Plan were subject to such cross party working and as such were able to draw on the knowledge and understanding of members from across the borough. It is a shame that such insight has not gone into these documents.</p>	Change	<p>Consideration will be given to arranging cross party meetings prior to future consultation on the Local Plan.</p>

2842/01/056/Non-specific/C	Cllr Richard Chatterjee  <i>London Borough of Croydon</i>	Comment	Legal Compliance	The information contained within the proposed Local Plan has been included in three large documents. Within those documents the 16 places of Croydon are discussed in four different sections, with each section covering a different aspect of the place. This has made it an almost impossible task for members of the Council and the public to fully understand the impacts of the proposed Local Plan on each place, within the short consultation window allowed. When you add to this that many of the proposed changes are only detailed on specific site maps, and not on the policy tables, it makes it increasingly difficult to understand exactly what is happening in each place. This has caused a disconnect for many members of the public who have found it very difficult to navigate these large documents. Many members of the public have been left wondering why key information has been 'hidden' in the 'small print'. Fully accurate policy tables along with an executive summary of all the key changes in each place would have greatly eased the openness and transparency of this consultation.	Change	The comments are noted and consideration will be given to improve the clarity and readability of future Local Plan consultation documents and to clearly identify the proposed changes for the 16 Places.	
2842/01/055/Non-specific/C	Cllr Richard Chatterjee  <i>London Borough of Croydon</i>	Comment	Legal Compliance	It is regrettable that this version of the Local Plan was not subject to cross party consultation prior to producing the consultation drafts. Previous iterations of the Local Plan were subject to such cross party working and as such were able to draw on the knowledge and understanding of members from across the borough. It is a shame that such insight has not gone into these documents.	Change	Consideration will be given to arranging cross party meetings prior to future consultation on the Local Plan.	
2861/01/003/Non-specific/C	Tony Burton  <i>Wandle Valley Forum</i>	Comment		Wandle Valley Regional Park should feature in the Key Diagram on page 15 and in Figure 5.1	Wandle Valley Regional Park should feature in the Key Diagram on page 15 and in Figure 5.1	No change	The Key Diagram brings together the main components of the spatial strategy for Croydon. Elements that are of a regional context which include Croydon are referred to in specific policy areas. Thus the Wandle Valley Regional Park is referred to in policy SP7.3 on Green Spaces and is on the Green Grid Map (Figure 6.2), along with the Downlands Regional Park, Figure 5.2 is of Public Realm priorities and does not repeat the Green Grid Map and therefore it is not appropriate to indicate the Regional Parks on this map.

2874/01/001/Non-specific/O	T McMullan	Object	Soundness - Justified	Respondent does not support the plan and suggests the Council thinks again. The proposals may be seen as a form of victimisation. Some planning decisions have already detracted from Shirely's appeal. Destroying greenery often results in the creation of slums. Current high rise developments are not a help. An extension has had to be built on to the respondent's child's school and the local GP service is overwhelmed. An approach to national Government might be a better way forward and the Council should think again with regard to the proposals.	No change	The comments are noted, however the Croydon Local Plan is required to meet the borough's needs for homes, jobs and schools for the local population with policies that are deliverable, and the allocation of sites that are deliverable in th first five years of the Plan, and thoses which could be developed but are not available now, phased for after 2026. The Croydon Local Plan:is supported by the Infrastructure Delivery Plan which provides the evidence of needs for additional infrastructure to support this growth.
2946/01/001/Non-specific/C	John Moran <i>Health and Safety Executive</i>	Comment	Thank you for your request to provide a representation on the above two consultation documents. When consulted on land-use planning matters, the HSE where possible will make representations to ensure that compatible development within the consultation zones of major hazard installations and major accident hazard pipelines (MAHPs) is achieved <sup>1</sup> . We have concluded that we have no representation to make at this stage of your local planning process. This is because there is insufficient information in the consultation document on the location and use class of sites that could be developed. In the absence of this information, the HSE is unable to give advice regarding the compatibility of future developments within the consultation zones of major hazard installations and MAHPs located in the area of your local plan.	The HSE acknowledges that early consultation can be an effective way of alleviating problems due to incompatible development at the later stages of the planning process, and we may be able to provide advice on development compatibility as your plan progresses. Therefore, we would like to be consulted further on local plan documents where detailed land allocations and use class proposals are made, e.g. site specific allocations of land in development planning documents. Please send any future request for consultation to: The Administrator – Local Plans HID CEM HD5 Health and Safety Executive 2.2 Redgrave Court Merton Road Bootle Merseyside L20 7HS or by e-mail to: LOCAL.PLANS.CEMDH.5@hse.gsi.gov.uk	No change	The address is noted and the LDF Database will be updated for future consultations.
3389/01/004/Non-specific/O	Mr A Young	Object	I would also like to ask the question why the local residents haven't been consulted, even before you published a draft "Local Plan".	No change	The publication of the Croydon Local Plan: Strategic Policies- Partial Review (Preferred and Alternative Options) was the opportunity for residents to comment on the Local Plan. There is no requirement to consult with residents before this document was published.	

3395/01/001/Non-specific/O	Mr A Coxe	Object		We strongly object to the crazy plans Croydon Council is proposing, garden grabbing, green belt changes and woodland destruction are totally unacceptable, the council is trying to turn Croydon into a concrete jungle, we need green places for the health and sanity of our grandchildren and future generations, there are plenty of derelict sites and brown fields which can be built on, we must keep our woods to filter the awful pollution which is now being generated.	No change	The Local Plan is not planning to meet all the housing need that exists in Croydon because there is insufficient land to do so. The only proposed sites in Green Belt that are currently undeveloped are three sites for secondary schools, which are proposed because there are insufficient previously developed sites in Croydon of a size that could accommodate a secondary school.
3414/01/001/Non-specific/O	Mr Chris McInerney	Object		I have received an e-mail from my local MP, Gavin Barwell, outlining your proposals. I would like to add my voice in opposition to the proposals particularly in relation to Shirley, where I live. Overall, I agree entirely with Gavin's comments.	No change	No changes can be made as a result of this comment as it is not detailed enough as to what is being objected to.
3430/01/055/Non-specific/C	Mr Donald Speakman	Comment	Legal Compliance	It is regrettable that this version of the Local Plan was not subject to cross party consultation prior to producing the consultation drafts. Previous iterations of the Local Plan were subject to such cross party working and as such were able to draw on the knowledge and understanding of members from across the borough. It is a shame that such insight has not gone into these documents.	Change	Consideration will be given to arranging cross party meetings prior to future consultation on the Local Plan.
3430/01/056/Non-specific/C	Mr Donald Speakman	Comment	Legal Compliance	The information contained within the proposed Local Plan has been included in three large documents. Within those documents the 16 places of Croydon are discussed in four different sections, with each section covering a different aspect of the place. This has made it an almost impossible task for members of the Council and the public to fully understand the impacts of the proposed Local Plan on each place, within the short consultation window allowed. When you add to this that many of the proposed changes are only detailed on specific site maps, and not on the policy tables, it makes it increasingly difficult to understand exactly what is happening in each place. This has caused a disconnect for many members of the public who have found it very difficult to navigate these large documents. Many members of the public have been left wondering why key information has been 'hidden' in the 'small print'. Fully accurate policy tables along with an executive summary of all the key changes in each place would have greatly eased the openness and transparency of this consultation.	Change	The comments are noted and consideration will be given to improve the clarity and readability of future Local Plan consultation documents and to clearly identify the proposed changes for the 16 Places.

3455/01/001/Non-specific/O	Ms E Warwick-Cateaux	Object	I agree with you and join you in objecting.	No change	No change can be made as a result of this comment as it is not clear as to what is being objected to.
3470/01/001/Non-specific/O	Mr & Mrs Palmer	Object	Objection to 50 storeys on the outskirts of central Croydon and over development of housing and high rises elsewhere. Please lodge my objects.	No change	No changes can be made as a result of this comment as it is not detailed or specific enough as to what is being objected to.
3471/01/003/Non-specific/O	Mr G Pinnell	Object	<p>May I also highlight the irony that if a resident sought planning permission for a development then this notice needs to be affixed for public viewing at the location to allow others to object.</p> <p>Where as we have had no such notices relating to these proposals, no mail shot, no publicly affixed copy on a tree, Forestdale doesn't receive any local Croydon newspapers, so please could you inform me of how I would be expected to be made aware of such future development applications?</p>	No change	<p>The public consultation was advertised in a number of ways:</p> <ul style="list-style-type: none"> <li>- Documents available in all of the libraries and Access Croydon</li> <li>- Posters in all of the libraries</li> <li>- Memos to librarians and Members</li> <li>- Letters and emails to all those on the LDF consultation database</li> <li>- Press notice in the Croydon Guardian</li> <li>- Council press release</li> <li>- Article in Your Croydon</li> <li>- The Council's Get Involved Platform</li> <li>- Social Media including Facebook, Twitter and Streetlife</li> <li>- The Council's website and Local Plan webpages</li> <li>- Site notices for each site allocation</li> <li>- 6 consultation events</li> </ul>
3472/01/001/Non-specific/O	Ms Caroline Elizabeth Joyce	Object	<p>I also strongly object to the way Croydon Council have gone about informing residents of these proposals. How is anyone with failing eyesight supposed to read a notice, in very small print, put only on certain lampposts in the area? We have a very good community in Shirley Oaks and only for residents forwarding on information about these proposals would the vast majority of residents be aware of this. Also not all residents know how to use the internet, have access to the internet to view proposals online.</p> <p>You also failed to inform our Management Team First Port, the information regarding these proposals were passed to them by a resident.</p>	Change	<p>The comments are noted and consideration will be given to improve the clarity and readability of future Local Plan consultation documents including notices advertising the period of publication of the Local Plan for the next stage for the Local Plan- the Proposed Submission . The comments on access to the internet are noted and paper copies of the document were made available at local libraries in the borough during the consultation period in November and December 2015. Shirley Oaks Management Company were written to by the Council regarding the Croydon Local Plan and the proposals but no response was received.</p>



3474/01/002/Non-specific/O	Mr Dennis King  <i>Sanderstead Residents' Associatio</i>	Object	Legal Compliance	We also object to the to the complicated layout of the plan and the too short period of time to respond. You don't appreciate that we in turn need to consult with our members, councillors and committee.	Change	The layout will be improved in the next draft to make it easier to use including a better guide to the document at the start. The consultation process was fully in line with regulations governing consultation on Local Plans and 6 weeks is not an uncommon length of time for a local plan consultation.
3525/01/001/Non-specific/O	Mr Leonard Hewitt	Object		NO NO NO x1000000000  To each & every plan for the borough!!!	Not Duly Made	The representation does not specify any particular document or policy and therefore this comment is considered as not duly made.
3699/01/055/Non-specific/C	Cllr J Cummings	Comment	Legal Compliance	It is regrettable that this version of the Local Plan was not subject to cross party consultation prior to producing the consultation drafts. Previous iterations of the Local Plan were subject to such cross party working and as such were able to draw on the knowledge and understanding of members from across the borough. It is a shame that such insight has not gone into these documents.	Change	Consideration will be given to arranging cross party meetings prior to future consultation on the Local Plan.
3699/01/056/Non-specific/C	Cllr J Cummings	Comment	Legal Compliance	The information contained within the proposed Local Plan has been included in three large documents. Within those documents the 16 places of Croydon are discussed in four different sections, with each section covering a different aspect of the place. This has made it an almost impossible task for members of the Council and the public to fully understand the impacts of the proposed Local Plan on each place, within the short consultation window allowed. When you add to this that many of the proposed changes are only detailed on specific site maps, and not on the policy tables, it makes it increasingly difficult to understand exactly what is happening in each place. This has caused a disconnect for many members of the public who have found it very difficult to navigate these large documents. Many members of the public have been left wondering why key information has been 'hidden' in the 'small print'. Fully accurate policy tables along with an executive summary of all the key changes in each place would have greatly eased the openness and transparency of this consultation.	Change	The comments are noted and consideration will be given to improve the clarity and readability of future Local Plan consultation documents and to clearly identify the proposed changes for the 16 Places.

3778/01/007/Non-specific/O	Mr & Mrs Wakelam	Object	Soundness - Justified	Generally, Croydon does not enjoy a good image. Croydon Council needs to recognise, particularly if it wishes to attract senior company executives and their families, and others, into the Borough, especially in connection with the re-development of the Whitgift Centre etc, that open spaces and attractive residential areas are assets to the Borough and not something to be eroded and concreted over. Before it's too late, lets take a leaf out of, for example, Bromley's book and not lose out.	No change	The Local plan is not planning to meet all housing need in Croydon as there is insufficient land to do so. There are policies within the Local Plan for the protection of Croydon's green spaces and the only proposed sites in Green Belt are currently for secondary school, as there are insufficient sites of a size in Croydon to accommodate a secondary school.
3785/01/021/Non-specific/O	Jenny Greenland	Object		Please don't turn Croydon into another Inner London Slum where people are living together like Sardines. Help to improve our reputation to what it was as I was growing up, not reinforce the thoughts of many after the riots.	Not Duly Made	The comment is noted but does not make a specific reference to the Local Plan or the marked up changes and is therefore not duly made.'
3804/01/016/Non-specific/C	Cllr L Hale <i>London Borough of Croydon</i>	Comment		I do feel that it is regrettable that this version of the Local Plan was not subject to cross party consultation prior to producing the consultation drafts. Previous iterations of the Local Plan were subject to such cross party working, with which I had the opportunity to contribute, and as such were able to draw on the knowledge and understanding of members from across the borough. It is a shame that such insight has not gone into these documents.	Change	Consideration will be given to arranging cross party meetings prior to future consultation on the Local Plan.
3892/01/013/Non-specific/O	Ms M Bailey	Object		I strongly object to the whole of the Croydon Local Plan, it is ill thought out and will ruin many parts of Croydon and will not be that green and pleasant town to live in as it once was. If any housing needs to be built it should only be done on brownfield sites.	No change	The Local plan is not planning to meet all housing need in Croydon as there is insufficient land to do so. There are policies within the Local Plan for the protection of Croydon's green spaces and the only proposed sites in Green Belt are currently for secondary school, as there are insufficient sites of a size in Croydon to accommodate a secondary school.

3896/01/001/Non-specific/O	Mr M Veldeman	Object	<p>I am at a complete loss to understand why Croydon Council are trying to push through so many damaging proposals, harmful to both the environment and residents and why they are treating the people they are meant to be looking after with such contempt. I attended, or tried to, the consultation in Purley over the proposals. True to form, the Council displayed their customary disregard for everyone by arriving late, saying they were delayed in traffic. They work in the Borough and for the Borough, they should know what the traffic is like and how long to allow. If the Council can't even get that right, how can we believe they will get the bigger things right or that they understand the effects of these proposals on the areas we live in. The proposals themselves are another example of the Council's disregard for the public. The plans, whilst generally outlining the ideas for development, are so vague and unclear it is hard to know exactly what to comment on. Is this deliberate or does the Council really not yet have clear plans.</p>	No change	<p>The proposals in the draft Local Plan are quite specific but, as they are not a planning application, they include some flexibility over use (on certain sites) and number of homes (for sites with a residential use proposed) so as to provide certainty to a developer over the types of development that would be acceptable in that location. As a whole the proposals try to meet the need for homes in Croydon as far as is possible without building on important open spaces and eroding the character of the borough.</p>
3896/01/004/Non-specific/O	Mr M Veldeman	Object	<p>The feeling amongst the people who were looking at these is that the Council plans to push through as many housing developments as possible, has already made up its mind and that these consultations are meaningless, a mere formality to be gone through in order to claim people have been consulted, and any objections will make no difference whatsoever.</p>	No change	<p>A full consultation log will be published alongside the Proposed Submission draft of the Local Plan which will show where changes have been made to the draft Local Plan in response to the consultation.</p>
3896/01/007/Non-specific/O	Mr M Veldeman	Object	<p>There is so much wrong with each of the proposals it is hard to understand what the Council is thinking of? The impression is that they are determined to squeeze as much housing as possible into the area, absolutely regardless of the consequences to the environment and the resulting lack of quality of life for everyone involved, the people who actually live there. Squeezing in more and more housing will result in overcrowding and services struggling to cope as they try to keep up with the increased numbers using them. Traffic will increase and it is unrealistic to assume measures to force people to use public transport will be effective. People use cars and it will not change that easily, instead there will merely be more aggression and anti-social behaviour.</p>	No change	<p>Transport for London have considered the draft Local Plan and believe that the level of growth that is planned can be serviced by existing and planned for transport infrastructure. The Local Plan allocates sites for schools and healthcare facilities to meet the planned growth in the borough.</p>

3913/01/001/Non-specific/O	Mr & Mrs Paulose	Object	I have to raise my concerns re the councils proposals to building all these places and ruining the green spaces. Just as you need your greens for a healthier body green spaces are required for not only fresh air but also healthy bodies. Viewing flats after flats is stressful but imagine walking through green spaces and parks. Nothing is more soothing and calming as that. All these flats only increase crowds. Please think again and do not destroy the open green areas. A healthier happy community is much much better than sick , unhealthy crowds.	No change	No changes can be made as a result of this comment because it is not clear which policy or proposal is being objected to.
3922/01/002/Non-specific/O	Mr E Wotherspoon	Object	The communication of the development plans were poorly performed by the Council. Although the Council held a number of meetings and updated their web site and other social media, it did not in my opinion, successfully inform Local Residents. I and the majority of people only discovered the plans by chance, "word of mouth". I should have received a letter from the Council due to my proximity to the site. Many people, especially the elderly, do not use computers or social media and would rely on postal communication. The consultation period and deadline for objections are tight and very close to the Xmas period making it difficult for people to place their objection in time or to monitor developments to the degree clearly required.	Change	The Council will consider whether the advance communication regarding future consultations can be improved upon and engagement within the parameter of the Council's resources and will consider the time period of consultations.
3928/01/001/Non-specific/O	Ms C Hart	Object	Having read your email, I agree with all your objections The council's proposals are a disgrace and should be stopped.	No change	No change can be made as a result of this policy because it is not clear which policy or proposal is being objected to.
3959/01/001/Non-specific/O	Mrs Pezier	Object	I wish to say that I strongly oppose the development plans for Croydon	No change	No change can be made as a result of this comment because it is not clear as to which policy or proposal is being objected to.
4011/01/001/Non-specific/O	Ms Rashmi Patel	Object	I agree with all your proposals on all the Polices listed within your email.	No change	No change can be made as a result of this comment because it is not detailed enough as to what is being objected to.

4025/01/001/Non-specific/O	Ms S Carelse	Object	<p>I am very angry that I found out about the proposals via a friend with minimal time to object at a time when everyone is preoccupied with preparing for Christmas, it is disgusting! I no longer receive local free newspaper, by the time I buy the Croydon advertiser it is almost a week late. Why has this not been mentioned in the paper. It seems to me that the council is hoping to push this through without anyone noticing. I live on edge of Addiscombe and have family and friends living in Shirley. We lived in Shirley for 18years, we were drawn to the area because of the appearance and number of green spaces (which my sister keeps clean whilst 'litter picking' in her own time free, saving the council money). Please please do not do this, myself and my family object strongly to the council's proposals. There should be an extension until after Christmas and notification should be put through the doors of people living in the areas affected. The council should be more open and honest otherwise they will certainly be losing our vote.</p>	No change	<p>The Council wrote to or e-mailed everybody on our consultation list to inform them of the publication of the draft Local Plan documents as well as putting up site notices and putting out a press release. Our consultation list is made up of people and organisations who have requested to be informed about the Local Plan and those who have made any comments on either previous drafts of the Local Plan or the Community Infrastructure Levy Charging Schedule.</p>
4117/01/047/Non-specific/O	Cllr S Brew	Object	<p>It is regrettable that this version of the Local Plan was not subject to cross party consultation prior to producing the consultation drafts. Previous iterations of the Local Plan were subject to such cross party working and therefore drew on the knowledge and understanding of members from across the borough. It is a shame that such insight has not gone into these documents.</p>	Change	<p>The Council will consider whether the advance communication regarding future consultations can be improved upon and engagement within the parameter of the Council's resources.</p>

4117/01/049/Non-specific/O	Cllr S Brew	Object	<p>The information contained within the proposed Local Plan has been included in three large documents. Within those documents the 16 places of Croydon are discussed in four different sections, with each section covering a different aspect of the place. This has made it an almost impossible task for members of the Council and the public to fully understand the impacts of the proposed Local Plan on each place, within the short consultation window allowed. In addition, many of the proposed changes are only detailed on specific site maps, and not on the policy tables, it makes it very difficult to understand exactly what is happening in each place. This has caused a disconnect for many members of the public who have found it very difficult to navigate these large documents. Many members of the public have been left wondering what key information has been 'hidden' in the 'small print', and why.</p> <p>It is also extraordinary that hard copies of these important documents were not supplied to members until just one week before the deadline for comments. Why on earth not? .What about "Openness and transparency"? Fully accurate policy tables along with an executive summary of all the key changes in each place would have greatly eased the task of responding to this consultation.</p>	Change	<p>The Proposed Submission draft will be accompanied by a draft Policies Map which should be clearer. In addition the draft will include in the introduction an improved guide on how to use the plan and which policies would apply for different types of development to make it easier to use. It is noted that the Preferred and Alternative Options draft did include a table which showed what type of changes to designations were being made in each Place.</p>
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4125/01/056/Non-specific/C	Councillor M Fisher	Comment	Legal Compliance	<p>The information contained within the proposed Local Plan has been included in three large documents. Within those documents the 16 places of Croydon are discussed in four different sections, with each section covering a different aspect of the place. This has made it an almost impossible task for members of the Council and the public to fully understand the impacts of the proposed Local Plan on each place, within the short consultation window allowed. When you add to this that many of the proposed changes are only detailed on specific site maps, and not on the policy tables, it makes it increasingly difficult to understand exactly what is happening in each place. This has caused a disconnect for many members of the public who have found it very difficult to navigate these large documents. Many members of the public have been left wondering why key information has been 'hidden' in the 'small print'. Fully accurate policy tables along with an executive summary of all the key changes in each place would have greatly eased the openness and transparency of this consultation.</p>	Change	<p>The comments are noted and consideration will be given to improve the clarity and readability of future Local Plan consultation documents and to clearly identify the proposed changes for the 16 Places.</p>
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4125/01/055/Non-specific/C	Councillor M Fisher	Comment	Legal Compliance	It is regrettable that this version of the Local Plan was not subject to cross party consultation prior to producing the consultation drafts. Previous iterations of the Local Plan were subject to such cross party working and as such were able to draw on the knowledge and understanding of members from across the borough. It is a shame that such insight has not gone into these documents.	Change	Consideration will be given to arranging cross party meetings prior to future consultation on the Local Plan.
4210/01/006/Non-specific/O	Mr K Arnold	Object		If these ideas go ahead I will not be voting Labour again.	Not Duly Made	This comment is not duly made as it is not associated with any planning policy or site in the Local Plan.
4078/01/009/Non-specific/C	Mr & Mrs Belsey			Certain areas, for example the Woodcote Estate, must be protected from further building to preserve the character of the area and for the reasons mentioned above	Change	The proposal has been noted, however not substantiated in planning terms. The area has been considered as Local Heritage Areas and did not meet the criteria for designation. No new evidence was presented to demonstrate how the listed area meets those criteria. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

*1 Introduction*

<i>Ref No</i>	<i>Representor Company or Organisation</i>	<i>Participation at EIP</i>	<i>Object or Support</i>	<i>Soundness</i>	<i>Policy, Site or Paragraph</i>	<i>Summary of Representation</i>	<i>Summary of Proposed Changes</i>	<i>Council's Response</i>	<i>Council's Proposed Action</i>
0004/04/001/Non-specific/C	Amanda Purdye  Gatwick Airport		Comment			The areas are outside of our 'physical' 15km safeguarding zone, we would therefore, have no comments to make from an aerodrome safeguarding perspective. Our only concern at this distance would be any proposals that include wind turbines.		No change	Comment is noted. There are no proposals for wind turbines.
0120/02/004/Non-specific/C			Comment			Addiscombe Residents' Associations' Planning Group have worked closely together since the first consultation on Croydon Policies (Preferred and Alternative Options) 2013. We have had excellent communications with the Spatial Planners over the period of that consultation- beneficial for both sides as we were able to share local knowledge with the expertise of the planners. We have contacted the Spatial Planners regularly since requesting a follow on, in particular regarding the consultations on the preferred sites and were not able to engage with them. The reason for this change we do not understand completely. This is regrettable and we feel it is a lost opportunity for a true consultation across Croydon - considering that the new Croydon Local Plan has to last for 20 odd years and will be a key document that will shape Croydon as a "Place of Opportunity, A Place to Belong and A Place for Sustainable Living."	The Council should work with the Addiscombe Residents' Associations' Planning Group	No change	The Council was unable to work with individual groups during the consultation period due to pressure on resources and the need to ensure all local organisations were engaged with on an equal basis.
0120/02/002/Non-specific/C			Comment			We would appreciate if you would extend the period of the consultation in view of the importance of this document. It was not possible to engage and comment in the short time given to the extent we would wish to. The online documentation is not accessible to all.	The consultation period should have been extended.	Change	The Council will consider whether the advance communication regarding future consultations can be improved upon and will consider the time period of consultations.
2128/03/024/Non-specific/O	Cllr Steve O'Connell AM		Object			It is regrettable that this version of the Local Plan was not subject to cross party consultation prior to producing the consultation drafts. Previous iterations of the Local Plan were subject to such cross party working and as such were able to draw on the knowledge and understanding of members from across the borough. It is a shame that such insight has not gone into these documents.	The Local Plan should be subject to cross party consultation.	Change	Consideration will be given to arranging cross party meetings prior to future consultation on the Local Plan.



2128/03/026/Non-specific/O

Cllr Steve O'Connell AM

Object

The information contained within the proposed Local Plan has been included in three large documents. Within those documents the 16 places of Croydon are discussed in four different sections, with each section covering a different aspect of the place. This has made it an almost impossible task for members of the Council and the public to fully understand the impacts of the proposed Local Plan on each place, within the short consultation window allowed. When you add to this that many of the proposed changes are only detailed on specific site maps, and not on the policy tables, it makes it increasingly difficult to understand exactly what is happening in each place. This has caused a disconnect for many members of the public who have found it very difficult to navigate these large documents. Many members of the public have been left wondering why key information has been 'hidden' in the 'small print'. Fully accurate policy tables along with an executive summary of all the key changes in each place would have greatly eased the openness and transparency of this consultation.

Fully accurate policy tables along with an executive summary of all the key changes in each place would have greatly eased the openness and transparency of this consultation.

Change

The comments are noted and consideration will be given to improve the clarity and readability of future Local Plan consultation documents and to clearly identify the proposed changes for the 16 Places.

2605/01/002/Non-specific/C

Ian Broyd

Comment

We would appreciate if you would extend the period of the consultation in view of the importance of this document. It was not possible to engage and comment in the short time given to the extent we would wish to. The online documentation is not accessible to all.

The consultation period should have been extended.

Change

The Council will consider whether the advance communication regarding future consultations can be improved upon and will consider the time period of consultations, although the standard length for consultations is 6 weeks, which was adhered to.

2605/01/004/Non-specific/C

Ian Broyd

Comment

Addiscombe Residents' Associations' Planning Group have worked closely together since the first consultation on Croydon Policies (Preferred and Alternative Options) 2013. We have had excellent communications with the Spatial Planners over the period of that consultation- beneficial for both sides as we were able to share local knowledge with the expertise of the planners. We have contacted the Spatial Planners regularly since requesting a follow on, in particular regarding the consultations on the preferred sites and were not able to engage with them. The reason for this change we do not understand completely. This is regrettable and we feel it is a lost opportunity for a true consultation across Croydon - considering that the new Croydon Local Plan has to last for 20 odd years and will be a key document that will shape Croydon as a "Place of Opportunity, A Place to Belong and A Place for Sustainable Living."

The Council should work with the Addiscombe Residents' Associations' Planning Group

Change

The Council will consider whether the advance communication regarding future consultations can be improved upon and engagement within the parameter of the Council's resources, however, the Council is no longer able to work with individual groups during the consultation period.

## 2 Setting the scene

<i>Ref No</i>	<i>Representor Company or Organisation</i>	<i>Participation at EIP</i>	<i>Object or Support</i>	<i>Policy, Site or Paragraph</i>	<i>Summary of Representation</i>	<i>Summary of Proposed Changes</i>	<i>Council's Response</i>	<i>Council's Proposed Action</i>
2861/01/001/Non-specific/C	Tony Burton  Wandle Valley Forum				<p>Wandle Valley Forum welcomes the opportunity to shape the development plan policies for Croydon. Our representations do not fit readily with the section by section format of the response form and so are set out below. Croydon includes an important part of the Wandle Valley Regional Park and has a significant section of the River Wandle, including a source. As well as providing an economic focus through the London Plan, the Wandle Valley is also an essential environmental and heritage asset for the Borough. Recent investment in Wandle Park and at Waddon Ponds demonstrates the important contribution it makes. We welcome recognition of the Wandle in the emerging strategic policies but would urge they feature much more strongly. Specifically:</p> <ul style="list-style-type: none"> <li>-There is a need to provide clear and consistent policies for development immediately adjacent to the River Wandle which recognises its natural and historic significance, respects its character and promotes appropriate access.</li> <li>- We welcome recognition of the need to work with neighbouring local authorities on cross borough issues (para 2.14) and ask that this be extended to development management policies relating to development immediately adjacent to the River Wandle. This is a cross borough issue par excellence and there is an urgent need for improved and more consistent treatment by the four</li> </ul>	The Strategic Policies should provide clear and consistent policies for development adjacent to the River Wandle and the Council should work with neighbouring authorities on developments adjacent to the Wandle.	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.

### 3 We are Croydon

<i>Ref No</i>	<i>Representor Company or Organisation</i>	<i>Participation at EIP</i>	<i>Object or Support</i>	<i>Soundness</i>	<i>Policy, Site or Paragraph</i>	<i>Summary of Representation</i>	<i>Summary of Proposed Changes</i>	<i>Council's Response</i>	<i>Council's Proposed Action</i>
0084/02/001/Non-specific/O	Mr Dale Greetham  <i>Sport England</i>		Object			<p>Sport England welcomes the inclusion of Strategic Objective 7 but it should specifically reference indoor and outdoor sports facilities. This section should therefore be revised to reflect Sport England's Land Use Planning Policy Statement 'Planning for Sport Aims and Objectives' (<a href="http://www.sportengland.org/media/162412/planning-for-sport_aims-objectives-june-2013.pdf">http://www.sportengland.org/media/162412/planning-for-sport_aims-objectives-june-2013.pdf</a>), which is in line with the NPPF. The statement details Sport England's three objectives in its involvement in planning matters:</p> <p>1) To prevent the loss of sports facilities and land along with access to natural resources used for sport. 2) To ensure that the best use is made of existing facilities in order to maintain and provide greater opportunities for participation and to ensure that facilities are sustainable. 3) To ensure that new sports facilities are planned for and provided in a positive and integrated way and that opportunities for new facilities are identified to meet current and future demands for sporting participation.</p> <p>Furthermore, this section should be in line with Paragraph 74 of the NPPF and Sport England's Playing Fields Policy (<a href="http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/playing-field-land/">http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/playing-field-land/</a>).</p>	Strategic Objective 7 should reference indoor and outdoor sports facilities and should be in line with paragraph 74 of the NPPF.	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
1302/01/002//C	Mr Graham Saunders  <i>Historic England</i>		Comment			<p>In addition to provide, consistency, clarity and compliance with the NPPF the following changes should be made: Include the word 'significance' in Policy 1.2 a) so that reads: Development proposals should respond to and enhance local character, the significance of heritage assets and identity of the Places of Croydon.</p>		Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.

1610/02/017//O

Mr Sean Creighton  
Norbury Residents Association Joi

Object Soundness -  
Effective

A wide range of members of the public, especially those engaged in residents associations, are concerned that the Council currently does not engage with local people on an organised way as is allowed through the Neighbourhood Forum approach, often appears not to listen to the views of residents who oppose applications, and has been failing to enforce infringements. This has led to a situation where it appears that there is a growing flouting of planning requirements. It would help aid people's belief that the Local Plan once in operation will be a useful tool to enable local people to have more control over the type and pace of change in their areas. The proposed new Strategic Policies seek to strengthen both the Council and the public's role.

1.Add new Strategic Policy SP1.4A

'The Council will strengthen its ability to understand the changing nature of the places of Croydon in order to be more effective in ensuring that the Local Plans policies and proposals are implemented by engagement with the residents and businesses, supporting the establishment of residents and community associations, business associations, groups of friends of parks and open spaces and libraries, and other types of neighbourhood groups, and working with them through the Neighbourhood Forum model in District Committees, which in due course will be granted their own budgets to spend on local initiatives.'

2.Add new Strategic Policy SP1.4B

'The Council will strengthen its ability to ensure that planning applications in the places of Croydon are consistent with the policies and proposals in the Local Plan by requiring applicants to provide for validation purposes:  
(a)proof that they have consulted with neighbours and residents and businesses in the wider area as appropriate for the type of application;  
(b)detailed plans that members of the public can understand;  
(c)design statements which show how the application meets all the relevant Local Plan policies.  
Applications which do not meet these requirements will not be validated.'

3.Add new Strategic Policy SP1.4C

'The Council will increase its protection of the places of Croydon by improving its enforcement action against infringements of planning requirements.'

4.Add new Strategic Policy SP1.4D

'In considering pre-planning application proposals at Committee, the Council will afford local residents and businesses in the area in which the proposal is planned the right to present their views at the Planning Committee.'

Not Duly Made

Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.

1956/04/001/SP1.3/O	Kevin Smith <i>Croydon TUC</i>	Object	SP1.3	<p>The implication in Strategic Policy SP1 is that most of the growth will be in the urban area of the Borough. Developments in the COA do not meet the needs of Croydon in terms of either:</p> <ul style="list-style-type: none"> <li>-Housing provision that people can afford and the bedroom size of homes</li> <li>- Diverse employment opportunities</li> </ul> <p>The following should be added to SP1: 'Growth in the Opportunity Area must ensure the provision of homes that meet local needs in respect of bedroom sizes and affordability, and provide a diverse range of job opportunities rather than just office, retail and leisure.'</p>	Amend SP1 to ensure the Growth in the Opportunity Area provides the home to meet local needs and a diverse range of job opportunities.	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
2747/01/001/SP1.3/O	<i>Barratt Homes</i>	Object	SP1.3	<p>Coulsdon has been removed from Policy SP1- The Places for Croydon as a primary area for growth. Given the emerging development at Cane Hill, and the need to continue the regeneration of the town centre, this appears to be an unsubstantiated omission. We believe it should be re-instated.</p>	Coulsdon should be identified as a primary area of growth.	Change	<p>The Policy has been amended to refer to Coulsdon along with Thornton Heath in relation to residential growth identified by comparing the amount of homes to be developed in each of the 16 Places. Based on these calculations Coulsdon and Thornton Heath are now referred to as they are areas of moderate residential growth.</p>
2766/01/009/SP1.3/C	B Wilson <i>W.R. Newland and Sons Ltd</i>	Comment	SP1.3	<p>Coulsdon should not be deleted from strategic policy SP1.3 as it is an important District Centre as reflected in the London Plan and Coulsdon Masterplan. Coulsdon is a sustainable location for growth to meet development needs and the intensification of the suburbs as sought by the plan.</p>		Change	<p>The Policy has been amended to refer to Coulsdon along with Thornton Heath in relation to residential growth identified by comparing the amount of homes to be developed in each of the 16 Places. Based on these calculations Coulsdon and Thornton Heath are now referred to as they are areas of moderate residential growth.</p> <p>The areas of growth are identified by comparing the amount of homes to be developed in each of the 16 Places. Based on these calculations Coulsdon will not provide a greater number of homes compared to other Places, but it is referred to alongside Thornton Heath as they are areas of moderate growth.</p>

4 A Place of Opportunity

<i>Ref No</i>	<i>Reprentor Company or Organisation</i>	<i>Participation at EIP</i>	<i>Object or Support</i>	<i>Soundness</i>	<i>Policy, Site or Paragraph</i>	<i>Summary of Representation</i>	<i>Summary of Proposed Changes</i>	<i>Council's Response</i>	<i>Council's Proposed Action</i>
0796/01/001/Non-specific/C	Gillian De Veras		Comment	Soundness - Effective		I hear from my local MP that plans to build more high-rise offices in the Croydon area are being considered. This strikes me as being absurd. There are already many such buildings in the area, standing empty. If any more are built, they will serve merely as monuments to obstinate stupidity. Is that how your colleagues wish to be remembered? What we need is more low-rise affordable housing, so that local police officers, nurses, teachers, council workers, shopkeepers and other essential people can afford to live in the area they maintain. Without them, our area will continue to die. Is that what you want?		No change	The Local Plan includes policies to meet the need and demand for offices up to 2036, to manage the change of use of existing offices that are surplus of requirements. It also includes a policy to support the delivery of new affordable homes in Croydon.
1956/03/010//S	Kevin Smith Croydon TUC		Support	Soundness - Effective		Policy SP3.3 is supported.		Not Duly Made	Policy SP3.3 is not subject to consultation as no changes were made to it.
1956/03/008//S	Kevin Smith Croydon TUC		Support	Soundness - Effective		The working group supports the Strategic Policy SP3.1 to increase employment and recommends the following amendment of the addition at the end of: 'including in the green economy.'		Not Duly Made	Policy SP3.1 is not subject to change so although this is a support it cannot be recorded as it is not Duly Made.
1956/03/015//O	Kevin Smith Croydon TUC		Object	Soundness - Justified		Delete 'night-time economy' from Policy SP3.9.		Not Duly Made	Only changes to the existing adopted Strategic Policies are subject to this consultation.
1956/04/002/Non-specific/O	Kevin Smith Croydon TUC		Object			SP2.1 is undeliverable in the Croydon Opportunity Area because of the way in which developers are providing homes that most Croydonians cannot afford either to buy or to rent. It should be amended to as 'In order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon the Council will apply a presumption in favour of development of new homes provided applications for residential development meet the housing needs defined by the Council and the needs of households on the housing waiting and transfer lists and homelessness, the requirements of Policy SP2 and other applicable policies of the development plan.'	SP2.1 should be amended to meet the housing needs of all those in the borough.	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.

1956/03/022//O

Kevin Smith  
Croydon TUC

Object

Soundness -  
Effective

1.Croydon people are working together 'co-operatively' in a multitude of ways, not for financial profits but for wider cultural, social and economic benefits. These include Save the David Lean Cinema Campaign, the Croydon Citizen collective, Croydon Radio and Croydon Tech City, the BME Forum, the Council for Voluntary Action, the Citizen Advice Bureaux and Women's Aid.

2.Croydon's social economy sector comprises hundreds of charities, mutuals, co-operatives, social enterprises, community and voluntary groups. Some are registered as charities, some as charities and companies limited by guarantee, some as friendly and industrial and provident societies, community interest companies. The majority are unregistered because their income and expenditure is too low. Collectively these can be called 'the 'Not-for Profits'.

3.Not all the over 700 charities which are registered by the Charity Commission as operating in the Borough will actually be operating here, but have the aspiration to do so.

Compared with many areas the economic value of Croydon's social economy sector is huge because of the land and property wealth of the historic charitable Whitgift Foundation. A large group of not-for profit organisations are the housing associations operating in the Borough and elsewhere, as well as locally based ones. The Co-op Group has a number of retail stores and funeral parlours.

4.Being poorly managed and stocked and with no connection with their local communities the Co-op's retail stores face an up-hill struggle to increase customer share and have to deal with the contradiction of not just selling their own and other co-operative producers brands, but those of their capitalist rivals. The Group owns some empty shop units on the Norbury stretch of London Rd and is believed to own a lot of property in West Croydon. It does not have a good record of providing information on this to local members or the MP. It is only recently that the regeneration team of the Council has managed to ascertain that the Co-op is considering a redevelopment to enable it to have a London Rd store frontage.

5.There are many national not-for profit organisations which provide

Proposed additional policy 3

The Council will support the development of the social economy particularly in:

(a)job creation in increasing waste recycling, including commercial waste

(b)through workers' co-operatives

(c) through facilitating the strengthening of the network of social economy organisations in the Borough to enable them to contribute collectively to the future development of Croydon's economy.

25.through creating a Croydon Bank with the Council, Whitgift Foundation, the local housing associations, and other not-for profits committing themselves to open accounts, which will help build up money that can be re-invested back into the Borough.

Not Duly Made

Only changes to the existing adopted Strategic Policies are subject to this consultation.



services in the Borough and many of which have branches, including Nationwide and the employee partnerships of John Lewis Partnership (JLP) with its retail store on Purley Way and Waitrose in George St. However, JLP is not unionised, and has contracted out its cleaners so they are no longer staff members benefiting from the profit share.

6.The charities which run shops contribute to the local economy, enabling people to recycle unwanted possessions, others to purchase them and both thereby contributing to financially supporting the charities.

7.As elsewhere Croydon's social economy sector is fragmented, often in separate silos, with inadequate methods of cross-communication and in some parts rife with historic personality disputes.

8.Questions that need asking include whether the role of not-for profits in Croydon can be improved, strengthened and their share of the local economy be grown? If the answers are affirmative how can this be achieved?

9.The freeing of Council assets through asset transfer to the social economy, as is the case of Stanley Halls in South Norwood and could be with the Fairfield Halls, and the creation of significant worker co-operatives linked to the establishment of a Croydon Bank, could create an institution with a secure base able to attract investors. This could be a significant jolt to the local economy in the short, and a locally controlled basis for growth in the long term.

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1956/03/007/Non-specific/O

Kevin Smith

Croydon TUC

Object

Soundness - Effective

Strategic Employment Policies Flaws

Not Duly Made

Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made. There was opportunity to influence the policy in this manner when it was published for consultation as part of the preparation of the Croydon Local Plan: Strategic Policies previously leading up to its examination in public in 2012.

15.The Strategic Employment section is flawed because there is no supporting analysis of:

(a)travel to work to identify the number of residents who work in and outside the Borough and the number of non residents who come into the Borough to work.

(b)skills and qualifications needed by employers in Croydon and of residents.

(c)classifications of jobs provided in Croydon and filled by residents.

(d)loss of jobs and their classifications based in Croydon over the last ten years.

(e )loss of jobs and their classifications due to the closure of the Whitgift Centre to which are now added the loss of 140 jobs if Fairfield Halls is closed for refurbishment.

16.Such analysis should underpin the identification of economic and related policies and proposals.□

17.This lack of analysis also hampered the Whitgift CPO Inquiry given that the Planning Inspector failed to ask the Council to submit detailed analysis on the nature of existing employment in the CPO area, the proposed jobs being offered, the pay levels that will be required of businesses, the skills needed and the skills training to be provided.

18.The need for travel to work plan was recommended to the Council by the Croydon TUC in its working party on report on the Growth Plan (August 2015).

19.The Local Plan is also flawed because it does not address the issue of how to make the Croydon economy more sustainable, less ravaging of the current built environment, and not addressing how to create jobs in the 'Green' sector. There is scope for example for the development of recycling projects which would reduce the amount of material collected by the Council or other waste contractors, such as the collection of used cooking oil to turn into bio-fuel

1956/03/019//O

Kevin Smith  
Croydon TUC

Object

Soundness -  
Effective

Add new Strategic Policy:

'The Council aims to encourage the creation of a more diversified and sustainable economy and employment opportunities for local people including a higher skill base and improved pay and conditions through  
(a)encouraging all future employers in the Borough to commit themselves to paying the London Living Wage  
(b)planning applicants showing the types of construction job skill sets needed, the timetable when they will be utilised, and the number of Croydon people who will need to be trained or re-trained for those job  
(c)planning applicants agreeing to use building contractors which recognise trade unions, have not been involved in blacklisting trade union activists, and pay trade union recognised wage rates  
(d)planning applicants putting in place an apprenticeship programme that will take on local young people.

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(c)planning applicants agreeing to use building contractors which recognise trade unions, have not been involved in blacklisting trade union activists, and pay trade union recognised wage rates  
(d)planning applicants putting in place an apprenticeship programme that will take on local young people.

Not Duly Made

Only changes to the existing adopted Strategic Policies are subject to this consultation.

1956/03/013//O

Kevin Smith  
Croydon TUC

Object

Soundness -  
Effective

1. In its report on the Growth Plan the Croydon TUC working party drew attention to the analysis of the Centre for Local Economic Strategies and the Association for Public Service Excellence on the value of Local authority assets (Enhancing the value of Local authority assets in town centres. CLES Findings. 2014)

2. They argue that local authorities should promote the historical importance of their town centres and the assets that they own within them. The Sustainability Review carried out in 2014 acknowledged the failure of the Council to adequately protect the heritage built environment.

Add

'SP3.5A. The Council will work to ensure that it improves its ability to maximise the value of local authority assets in the Croydon Opportunity Area and the Metropolitan Centre by:

- (a) promoting their historical importance and its assets within them
- (b) engaging cross sector stakeholders in realising the potential of assets and highlight the importance of effective asset utilisation to wider objectives in corporate and community strategy.
- (c) developing consortia for the Area and Centre involving the public sector, retailers, investors and the voluntary and community sector in order to develop priorities and strategy.
- (d) measuring and evidencing the economic benefits its assets bring in order to demonstrate their importance and effectiveness.
- (e) working with the commercial and the voluntary and communities sectors to bring empty properties into meanwhile use and consider the transfer of Area and Centre assets to the voluntary and community sector.
- (f) valuing public realm assets and the role of future improvements in the functionality of the Area and the Centre.
- (g) discussing with the community and voluntary sector asset transfer when a Council owned building becomes superfluous.
- (h) enhancing the retail, civic and leisure uses of its assets given their strategic, place, economic, social and environmental values.
- (i) keeping an up-to-date register of its assets including details of their value and wider economic benefit and encouraging other public bodies to do the same.

Not Duly Made

Only changes to the existing adopted Strategic Policies are subject to this consultation.

1956/03/020//O

Kevin Smith  
Croydon TUC

Object

Soundness -  
Effective

1.Croydon people are working together 'co-operatively' in a multitude of ways, not for financial profits but for wider cultural, social and economic benefits. These include Save the David Lean Cinema Campaign, the Croydon Citizen collective, Croydon Radio and Croydon Tech City, the BME Forum, the Council for Voluntary Action, the Citizen Advice Bureaux and Women's Aid.

2.Croydon's social economy sector comprises hundreds of charities, mutuals, co-operatives, social enterprises, community and voluntary groups. Some are registered as charities, some as charities and companies limited by guarantee, some as friendly and industrial and provident societies, community interest companies. The majority are unregistered because their income and expenditure is too low. Collectively these can be called 'the 'Not-for Profits'.

3.Not all the over 700 charities which are registered by the Charity Commission as operating in the Borough will actually be operating here, but have the aspiration to do so.

Compared with many areas the economic value of Croydon's social economy sector is huge because of the land and property wealth of the historic charitable Whitgift Foundation. A large group of not-for profit organisations are the housing associations operating in the Borough and elsewhere, as well as locally based ones. The Co-op Group has a number of retail stores and funeral parlours.

4.Being poorly managed and stocked and with no connection with their local communities the Co-op's retail stores face an up-hill struggle to increase customer share and have to deal with the contradiction of not just selling their own and other co-operative producers brands, but those of their capitalist rivals. The Group owns some empty shop units on the Norbury stretch of London Rd and is believed to own a lot of property in West Croydon. It does not have a good record of providing information on this to local members or the MP. It is only recently that the regeneration team of the Council has managed to ascertain that the Co-op is considering a redevelopment to enable it to have a London Rd store frontage.

5.There are many national not-for profit organisations which provide

Proposed additional policy 1

In agreeing the provision of squares and other open spaces in new developments the Council will seek to protect the right of free assembly, processions, demonstrations, etc.

Not Duly Made

Only changes to the existing adopted Strategic Policies are subject to this consultation.

services in the Borough and many of which have branches, including Nationwide and the employee partnerships of John Lewis Partnership (JLP) with its retail store on Purley Way and Waitrose in George St. However, JLP is not unionised, and has contracted out its cleaners so they are no longer staff members benefiting from the profit share.

6.The charities which run shops contribute to the local economy, enabling people to recycle unwanted possessions, others to purchase them and both thereby contributing to financially supporting the charities.

7.As elsewhere Croydon's social economy sector is fragmented, often in separate silos, with inadequate methods of cross-communication and in some parts rife with historic personality disputes.

8.Questions that need asking include whether the role of not-for profits in Croydon can be improved, strengthened and their share of the local economy be grown? If the answers are affirmative how can this be achieved?

9.The freeing of Council assets through asset transfer to the social economy, as is the case of Stanley Halls in South Norwood and could be with the Fairfield Halls, and the creation of significant worker co-operatives linked to the establishment of a Croydon Bank, could create an institution with a secure base able to attract investors. This could be a significant jolt to the local economy in the short, and a locally controlled basis for growth in the long term.

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1956/03/021//O

Kevin Smith  
Croydon TUC

Object

Soundness -  
Effective

1.Croydon people are working together 'co-operatively' in a multitude of ways, not for financial profits but for wider cultural, social and economic benefits. These include Save the David Lean Cinema Campaign, the Croydon Citizen collective, Croydon Radio and Croydon Tech City, the BME Forum, the Council for Voluntary Action, the Citizen Advice Bureaux and Women's Aid.

Proposed additional policy 2

The Council will encourage Living Over the Shop schemes.

Not Duly Made

Only changes to the existing adopted Strategic Policies are subject to this consultation.

2.Croydon's social economy sector comprises hundreds of charities, mutuals, co-operatives, social enterprises, community and voluntary groups. Some are registered as charities, some as charities and companies limited by guarantee, some as friendly and industrial and provident societies, community interest companies. The majority are unregistered because their income and expenditure is too low. Collectively these can be called 'the 'Not-for Profits'.

3.Not all the over 700 charities which are registered by the Charity Commission as operating in the Borough will actually be operating here, but have the aspiration to do so.

Compared with many areas the economic value of Croydon's social economy sector is huge because of the land and property wealth of the historic charitable Whitgift Foundation. A large group of not-for profit organisations are the housing associations operating in the Borough and elsewhere, as well as locally based ones. The Co-op Group has a number of retail stores and funeral parlours.

4.Being poorly managed and stocked and with no connection with their local communities the Co-op's retail stores face an up-hill struggle to increase customer share and have to deal with the contradiction of not just selling their own and other co-operative producers brands, but those of their capitalist rivals. The Group owns some empty shop units on the Norbury stretch of London Rd and is believed to own a lot of property in West Croydon. It does not have a good record of providing information on this to local members or the MP. It is only recently that the regeneration team of the Council has managed to ascertain that the Co-op is considering a redevelopment to enable it to have a London Rd store frontage.

5.There are many national not-for profit organisations which provide

services in the Borough and many of which have branches, including Nationwide and the employee partnerships of John Lewis Partnership (JLP) with its retail store on Purley Way and Waitrose in George St. However, JLP is not unionised, and has contracted out its cleaners so they are no longer staff members benefiting from the profit share.

6.The charities which run shops contribute to the local economy, enabling people to recycle unwanted possessions, others to purchase them and both thereby contributing to financially supporting the charities.

7.As elsewhere Croydon's social economy sector is fragmented, often in separate silos, with inadequate methods of cross-communication and in some parts rife with historic personality disputes.

8.Questions that need asking include whether the role of not-for profits in Croydon can be improved, strengthened and their share of the local economy be grown? If the answers are affirmative how can this be achieved?

9.The freeing of Council assets through asset transfer to the social economy, as is the case of Stanley Halls in South Norwood and could be with the Fairfield Halls, and the creation of significant worker co-operatives linked to the establishment of a Croydon Bank, could create an institution with a secure base able to attract investors. This could be a significant jolt to the local economy in the short, and a locally controlled basis for growth in the long term.

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2154/01/008/Non-specific/O	Ms Anna Arthur <i>Croydon Arts Network</i>	Object	Soundness - Effective	<p>There are concerns about stimulating the night-time economy such as safety, noise and anti-social behaviour, its dependence of low wage employment, working hours and unhealthy shift systems. There is a definition in The Glossary (Strategic Policies. p.127):</p> <p>'The provision of a range of leisure and cultural facilities which provide jobs and entertainment for visitors and residents, including bars, clubs, music venues, restaurants, cinema, and theatres. Together these support and strengthen the town centre's economic standing and attraction beyond its function as a day-time workplace and shopping centre.'</p> <p>This does not include what period of time is meant by 'night-time'. There needs to be clarification of this. e.g. to state what hour it ends: e.g. 11pm, 12 midnight, 1 pm, 2pm or later</p>	<p>Add new Strategic Policy SP3.10A:</p> <p>'In promoting the night-time economy the Council will ensure that it does not create problems of safety for customers, staff and residents, noise and anti-social behaviour, and that employers pay the London Living Wage and adopt employment practices that do not require employees to work long working hours and unhealthy shift patterns.'</p>	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
2154/01/007/Non-specific/O	Ms Anna Arthur <i>Croydon Arts Network</i>	Object	Soundness - Effective	<p>There are concerns about stimulating the night-time economy such as safety, noise and anti-social behaviour, its dependence of low wage employment, working hours and unhealthy shift systems. There is a definition in The Glossary (Strategic Policies. p.127):</p> <p>'The provision of a range of leisure and cultural facilities which provide jobs and entertainment for visitors and residents, including bars, clubs, music venues, restaurants, cinema, and theatres. Together these support and strengthen the town centre's economic standing and attraction beyond its function as a day-time workplace and shopping centre.'</p> <p>This does not include what period of time is meant by 'night-time'. There needs to be clarification of this. e.g. to state what hour it ends: e.g. 11pm, 12 midnight, 1 pm, 2pm or later</p>	<p>To add at end of Strategic Policy SP3.9:</p> <p>'The night-time economy is defined as (wording to the drafted by the Council)'</p>	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
2154/01/001/Non-specific/C	Ms Anna Arthur <i>Croydon Arts Network</i>	Comment	Soundness - Effective	<p>There appears to be an error in that a creative and cultural industries enterprise centre is in South Norwood is not listed in the Detailed Policies and Proposals Table 11.18, but one for Waddon is listed in Table 11.20</p>	<p>Replace 'South Norwood District Centre/Portland Road' in SP3.3(d) by 'Waddon District Centre'.</p>	No change	<p>Policy SP3.3 was not part of the consultation as no changes were proposed to it. However to alleviate concerns no Cultural and Creative Industries Enterprise Centre was listed in Table 11.18 of the Detailed Policies and Proposals because one has recently opened at Stanley Halls.</p>

2154/01/003/Non-specific/O	Ms Anna Arthur <i>Croydon Arts Network</i>	Object	Soundness - Effective	There is a need for a wider range of type and size of performance spaces to meet the diverse needs of different cultural activities.	Add new Strategic Policy SP3.4A. The Council will encourage the provision of a wide range of different types and sizes of performance spaces.	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
2154/01/002//O	Ms Anna Arthur <i>Croydon Arts Network</i>	Object	Soundness - Effective	<p>The proposed new para 4.32 'The study, 'Understanding and Shaping the Cultural Sector in the London Borough of Croydon, Sept 2010', highlights clusters of creative industries talent in the four locations listed in Strategic Policy SP3.3 with a recommendation that the Enterprise Centre in Croydon Metropolitan Centre act as a flagship for the sector.</p> <p>2.This policy is based on a very out of date study. Since 2010 there have been substantial changes to the cultural and creative industries in the Borough: the closure of the Warehouse Theatre, the closure of the David Lean Cinema only re-opened as a result of a campaign, the growth the digital sector helped by the promotion of the TechCity movement, the mushrooming of cultural activities from within the community and the arts organisations and individuals, including the creation of the Croydon Arts Network, the growing role of Matthews Yard, and the establishment of the RISE Gallery which is initiating many projects. There is no clear explanation in the Detailed Policies and Proposals consultation paper of what exactly will be provided in the four proposed Creative Industry hubs. Will there be, for example, work, performance, and</p>	<p>Add to policy SP3.3 'supplemented by support of developing hubs such as Stanley Halls, Matthews Yard and for the creation of a hub at SEGAS House in the Metropolitan Centre.'</p> <p>There should be:</p> <ul style="list-style-type: none"> <li>- an up-to-date assessment of the cultural and creative industries situation in Croydon and their needs to be included in the report on the results of consultation to be presented to the Cabinet.</li> <li>- a detailed explanation of what the Creative Industries hubs will comprise.</li> </ul>	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made

2630/01/001/Non-specific/C

Matt Hitchen

Comment

*Eastbourne Borough Council*

EBC welcomes the opportunity to comment on Croydon Local Plan: Strategic Policies- Partial Review (Preferred and Alternative Options) and the Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) as part of the Duty to Co-operate. EBC's representation on the Croydon Local Plan has been prepared with regard to the National Planning Policy Framework (NPPF) and Section 33A of the Planning and Compulsory Purchase Act 2004 (as amended), which imposes a duty to co-operate with other local planning authorities on issues which are likely to have a significant effect on more than one planning area. EBC is commencing the preparation of a new Local Plan with the commissioning of a Strategic Housing Market Assessment (SHMA) to provide up to date information about the objectively assessed housing need in Eastbourne. The existing evidence from the Eastbourne SHMA (2013) identifies that Eastbourne's objectively assessed housing need, based on 2010 household projections, is 400 dwellings per annum. The Eastbourne Core Strategy Local Plan 2006-2027 (adopted 2013) plans for growth of 240 dwellings per annum (the target from the rescinded South East Plan) on the basis that Eastbourne is a tightly confined authority and future development will be restricted by significant environmental and land availability constraints. Through the Core Strategy, EBC has sought to maximise its housing land supply by including windfall development in its spatial development strategy. This only goes some way to meeting the overall housing need identified in the Eastbourne and South Wealden Housing Market Area, and EBC recognises that the overall housing requirement is a challenge and will need to be monitored regularly. It is also recognised that the Eastbourne SHMA that is currently being prepared could result in a higher objectively assessed housing need for Eastbourne than identified in the 2013 SHMA. The evidence prepared demonstrates that Eastbourne has a housing shortfall of 160 dwellings per annum and EBC will be looking to work with neighbouring authorities under the Duty to Co-operate to meet Eastbourne's unmet housing needs. Therefore, Eastbourne does not have capacity for any additional housing growth, and cannot seek to meet any unmet housing need from Croydon.

Eastbourne Borough Council cannot meet any of Croydon's unmet housing needs. No change

The comment and Eastbourne's demonstrable ability to meet it only part of its own housing need is recognised and noted.

2839/01/022/Non-specific/O	Cllr Yvette Hopley <i>London Borough of Croydon</i>	Object	Soundness - Effective	Support assisted living and believe that planning policy should tie in with our over 65's commissioning. Keeping older people independent and safe in their own environment without having to keep our elderly in care homes should be a priority. Don't see this in the strategy.	No change	The Plan supports the provision of homes for all of Croydon's residents through the provision of homes of different sizes (Policies SP2.5 and DM1) and through supporting the provision of homes to meet specific needs (Policy SP2.6).
2839/02/022/Non-specific/O	Cllr Yvette Hopley <i>London Borough of Croydon</i>	Object	Soundness - Effective	Support assisted living and believe that planning policy should tie in with our over 65's commissioning. Keeping older people independent and safe in their own environment without having to keep our elderly in care homes should be a priority. Don't see this in the strategy.	No change	The Plan supports the provision of homes for all of Croydon's residents through the provision of homes of different sizes (Policies SP2.5 and DM1) and through supporting the provision of homes to meet specific needs (Policy SP2.6).
0065/02/002/Figure 4.1/O	Mr. Michael Barnett	Object	Figure 4.1	I only speak for Purley which is already a motor traffic clogged main exit road from Croydon / London. The proposals show a huge proportion of the extra homes squeezed into the relative small area of Purley when compared to the other suburbs included in the plan. Little consideration has been given to the extra vehicles resulting from the (up to) 2000 extra Purley homes which will result in further clogging of the roads... A huge expansion of (up to) 990 homes is planned for the Tesco site swamping the area again. What little character of the original Purley that is left will be washed away by the ugly high rise developments planned. Why so much emphasis on extra homes in Purley compared to other parts of the borough?	No change	All areas of the borough will have to accommodate new homes. Purley as a Place has more larger sites suitable for development compared to many other Places and this is reflected in the level of growth proposed in Purley.

2764/19/003/4.002/O	Mr Derek Ritson <i>Monks Orchard Residents Associa</i>	Object	4.002	Bullet point 4 is not true. Growth in the suburbs has been by unplanned in-fill and back garden development which has destroyed some of the character of the Shirley and Ashburton Wards. These additional developments have not been required to meet the then stated housing need as defined by the then Strategic Housing Land Availability Assessment (SHLAA). The Planning Officers and the planning committee have not taken due regard of the Communities & Local Government instructions of 2010 to stop back garden developments and garden grabbing by developers. It seems that these requirements are being even further relaxed in CLP2. The NPPF states that LPA should define policies to RESIST garden development not policies which provide criteria to allow garden development. We request that the new policies should Strengthen Retained Policy H5 rather than weakening it!	The protection to back gardens should be strengthened.	No change	The bullet point refers to sustainable growth and is supported by the Borough Character Appraisal and Residential Character Assessment, neither of which suggest that development of garden land is sustainable in the majority of cases.
1956/04/003/4.003/C	Kevin Smith <i>Croydon TUC</i>	Comment	4.003	Although the Council identifies the need for 47,564 new homes it only envisages being able to achieve 31,765 by 2036 given its assessment of land availability. 50% will need to be large homes, down from 60% in the original consultation document. 9,243 new homes should be in the Croydon Opportunity Area. It only envisages bringing 190 vacant properties back into use by 2026. It also envisages that 30% should be affordable, and 10% intermediate affordable. 10% will also need to be wheel chair accessible. It will also seek to provide 50% affordable homes on specific sites where 10 or more units are proposed. It suggests that 'no reasonable alternatives exist, beyond the preferred option to accommodate the borough's housing growth within the existing built up area.' In relation to the Strategic Policies para. 4.3 the present homes development in the Croydon Opportunity Area are not meeting the current 60% and proposed 50% large homes requirement. The target of 190 vacant properties is too low target over. It is likely that many of the projected 9,243 new homes in the COA are or will be purchase for investment and be left empty. The Town Centre is fast becoming a residential area that a large number of Croydonians cannot afford.	No change	Comment is noted.	

0320/02/003/4.005/O	Mr Tarsem Flora <i>Flora Associates</i>	Object	4.005	We also question para 4.5 (p. 26) that there may be a need to increase from 33% to 91% of all new homes to be affordable.		No change	The need for affordable housing has been worked out in the Strategic Housing Market Assessment and such has been the increase in private rents and house prices in comparison to household income that 91% of households needing homes need affordable homes.
0320/02/004/4.005/O	Mr Tarsem Flora <i>Flora Associates</i>	Object	4.005	We accept Council's proposal to set a target of 40%. Please clarify 40 as against 30 as in para SP2.3 a b		No change	The policy SP2.3 in the Strategic Policies- Partial Review( Preferred and Alternative Options) refers to 30% of all new homes developed in the borough to be either affordable rented homes or homes for social rent, and 10% of all new homes in the borough developed over the plan period to be intermediate affordable housing for low cost shared ownership managed by a Registered Social Landlord
2822/01/002/4.006/C	<i>Menta Redrow LTD</i>	Comment	4.006	At paragraph 4.6 it is stated that "an appraisal of development sites in the Borough has found that a requirement of 50% onsite affordable homes will be viable for the majority of sites within the Borough". We are not aware of this appraisal and our client would wish to review and comment on it before making further representation on both the policy and tables 4.1 and 4.2.	The appraisal should be made available for comment.	Change	Policy SP2.4 will be rewritten to reflect the evidence of the Local Plan viability report. A new, lower, minimum requirement will apply across the borough with similar flexibility arrangements as currently apply to sites in the Croydon Opportunity Area being extended to District Centres and other sites in the borough.  Both the new Viability Assessment will be published alongside the Proposed Submission draft of the Local Plan. The assessment referred to in paragraph 4.6 of the Preferred and Alternative Options draft has been on the Council's website since 2012 and regularly updated through the Council's Monitoring Report, also available on the Council's website.

2843/01/002/4.006/C	Minerva	Comment	4.006	At paragraph 4.6 it is stated that "an appraisal of development sites in the Borough has found that a requirement of 50% onsite affordable homes will be viable for the majority of sites within the Borough". We are not aware of this appraisal and our client would wish to review and comment on it before making further representation on both the policy and tables 4.1 and 4.2.	The appraisal should be made available for comment.	Change	<p>Policy SP2.4 will be rewritten to reflect the evidence of the Local Plan viability report. A new, lower, minimum requirement will apply across the borough with similar flexibility arrangements as currently apply to sites in the Croydon Opportunity Area being extended to District Centres and other sites in the borough.</p> <p>Both the new Viability Assessment will be published alongside the Proposed Submission draft of the Local Plan. The assessment referred to in paragraph 4.6 of the Preferred and Alternative Options draft has been on the Council's website since 2012 and regularly updated through the Council's Monitoring Report, also available on the Council's website.</p>
1956/04/005/4.007/O	Kevin Smith Croydon TUC	Object	4.007	<p>The Council now proposes that developers in the Opportunity Area may build their quotas of affordable homes elsewhere or provide the money to have them built. (new para 4.8) Also proposed for deletion is the submission of 'a sustainable letting scheme to support the use of affordable rent homes in meeting the need for social rented housing and also develop and maintain balanced communities.' (new para 4.9)</p> <p>There is a major problem with the idea of developers providing 'affordable' homes on other sites. Where are these sites to be? If they provide the money to build the elsewhere has the Council got the sites on which homes can be built. The danger is that every potential site will be purchased by other developers meaning no sites available for the building of 'affordable homes under either option.</p> <p>Unless developers are required to show that they have the capacity to provide affordable homes off-site, it is likely that no sites will be available because they will have been purchased by other developers. The Council could therefore be left with developers being unable to deliver affordable homes, and have to re-negotiate a sum in lieu which the Council will have to try and spend on sites it or registered social landlords can purchase. This would also result in a delay in the provision on the units.</p>	Paragraph 4.7 should be amended so that applicants proposing off-site provision will provide evidence of ownership of the proposed site(s) at pre-planning application stage.	Change	<p>In order for off-site provision to be acceptable it would need to be linked through a s.106 planning obligation to the parent site such that the parent site could not be completed before the affordable housing on the donor site were delivered. Additional words have been added to the paragraph to reflect this and make it clearer.</p>

0320/02/005/4.009/O	Mr Tarsem Flora <i>Flora Associates</i>	Object		4.009	Para 4.9 p. 27 states that 50% of all new homes to have three or more bedrooms. In our experience there is more demand for 1 or 2 bed flats or even studio flats particularly in the affordable section.  All of the above are somewhat confusing and misleading and contradictory. Need to clarify council's intentions.		No change	There is more demand for smaller affordable units in comparison the private market sector. The Strategic Housing Market Assessment has, though, identified that overall the need (as opposed to what developers want to build) is for more larger units than are built currently in Croydon.
1956/04/006/4.010/O	Kevin Smith <i>Croydon TUC</i>	Object		4.010	This proposed amendment Para 4.10 should be retained in reflect the cuts in housing support to people on Universal Credit/housing benefit, and in order to strengthen the Council's negotiating position with developers.	The paragraph should be retained and amended to " Croydon Council considers that affordable rent homes (homes available at 80% of market rent levels) are unlikely to meet a the full range of housing needs within the affordable sector (including the need for social rented affordable homes due to the availability of especially the declining needs of tenants on Universal Credit/Housing Benefit to tenants unable to afford the full rent for an affordable rent property). Development proposals should be accompanied by a sustainable letting scheme to support the use of affordable rent homes in meeting the need for social rented housing and also develop and maintain balanced communities."	Change	The paragraph will now be retained.
1956/03/018/4.022/O	Kevin Smith <i>Croydon TUC</i>	Object	Soundness - Justified	4.022	The fact that the market has not delivered the ambition for an Innovation Park at Cane Hill and elsewhere does not mean that the idea should be deleted as an ambition from the Local Plan. There may be other ways in which this could be achieved or the market may become attracted to the idea. Excluding the idea of a Science and Business Innovation Park will not flag up to the market that action is still sought.	Retain para 4.22 with the following wording:  '4.22 The Council will continue to promote the development of a Science and Business Innovation Park with associated Enterprise Centre.'	No change	This change has been made because the site at Cane Hill is now being developed for residential use and is currently under construction. Without release of Green Belt or Metropolitan Open Land there is no specific site for a Science and Business Innovation Park in Croydon. Should a proposal on an existing industrial area come forward it would be welcomed by the Council, but the Council is unable to specifically promote one due to the lack of developable sites.
2083/01/013/4.029/C	Mr Stewart Murray <i>Greater London Authority</i>	Comment		4.029	In line with London Plan policy 4.4 locations with good public transport should be prioritised for release. This approach should be reflected in the proposed new paragraph 4.29.	Paragraph 4.29 should state that sites with good public transport should be prioritised for release.	No change	The Council's policy is to protect employment land that has a future as employment land irrespective of its location. The suggested change would conflict with the policy whose approach is unchanged from that examined for conformity with the London Plan in 2012 and found to be sound.



2154/01/005/4.035/O	Ms Anna Arthur <i>Croydon Arts Network</i>	Object		4.035	The Arts Network welcomes the commitment but suggests it needs strengthening to complement the proposed new Strategic Policy SP3.4A.	Amend wording of paragraph 4.35 to say "The Council remains committed to: protecting existing capacity for activities such as theatres, cinemas, art galleries, pubs and bars, restaurants and cafes with performance spaces, community centres, etc, and promoting new capacity."	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
2083/01/020/4.042/S	Mr Stewart Murray <i>Greater London Authority</i>	Support		4.042	The Mayor welcomes the inclusion of neighbourhood centres in the proposed revised Local Plan. These could provide a valuable focus of activity in local neighbourhoods, including the provision of social infrastructure (as noted in the draft documents) as well as provide amenities within walking distance for residents.		Welcome support	
1956/03/016/4.045/O	Kevin Smith <i>Croydon TUC</i>	Object	Soundness - Effective	4.045	In relation to Strategic Policy SP3.9 the working party considers that despite all the publicity about the increasing attraction of the Town Centre to developers, we have seen the loss of office accommodation with the current conversion of BT's Delta House into flats, the proposed demolition of office buildings in the new Whitgift Centre redevelopment. The Council has reduced its guesstimate of the demand for new or refurbished office space from 95,000m2 to 91,840m2.  2.The working party does not support the concentration of 90% of office demand in the Metropolitan Centre. All this does is to encourage commuters into the Town Centre putting further stresses on public transport and ensuring that office employment is not also distributed around the District Centres especially those with stations as well as providing potential jobs for people who live nearby. The Council should be ensuring that it does more to safeguard existing office buildings in District Centres.	Para 4.45 to read:  'The demand for office space in the borough over the period 2017 to 2036 is for between 29,440m2 and 91,840m2. It is estimated that there is potential for 60,010m2 of space. While a substantial % of this office space demand is likely to be for prime locations within Croydon Metropolitan Centre and met by refurbishment or new build projects, the Council is committed to ensuring a spread of office premises across the Borough in the District Centres and will seek to protect existing office premises from being converted to other uses. The Council will encourage the relocation into office buildings of office based businesses in buildings that were formerly houses in order to release the others to meet the Borough's housing needs.'	No change	Para 4.38 outlines the approach to direct town centre uses to existing because of their high levels of accessibility and this is supported by the National Planning Policy framework. Croydon Metropolitan Centre has the highest level of regional and sub-regional accessibility in the borough and remains the principal location for towncentre uses which is supported by the London Plan
2083/01/011/4.045/C	Mr Stewart Murray <i>Greater London Authority</i>			4.045	The Mayor supports the Borough's approach to focus the retention of employment uses in key strategic locations, including the Office Retention Area in the Croydon Metropolitan Centre.		Welcome support	

0120/02/001/SP2.2/O	Addiscombe Residents Associatio	Object	SP2.2	The intensification associated with an increase to 1435 homes a year and the split of homes over through the Croydon Opportunity Area, sustainable growth of the suburbs and urban sites beyond the opportunity area should go ahead only after a thorough traffic impact and management assessment. There is a feeling that the way the Local Plan is approached is piecemeal and we do not know the implications on existing communities and their quality of living.	The growth in the Local Plan should include an assessment of traffic impact.	No change	Transport for London have confirmed that existing traffic modelling undertaken for the Croydon Opportunity Area Planning Framework and the Croydon Local Plan: Strategic Policies is sufficient to also support the increased level of development proposed by revised Policy SP2.2.
1669/01/003/SP2.2/C	Mr James Stevens Home Builders Federation Ltd	Comment	SP2.2	Inter-London cooperation  Policy 2.5 of the London Plan requires the London Boroughs to develop effective cross boundary working arrangements and groupings to address specific issues.  We have recently commented on Bromley's emerging local plan. Bromley is planning for the bare minimum – only meeting the London Plan benchmark figure even though this figure is much lower than the trend projection, is among the lowest in London, and the borough is one of the largest in London. Given the migration links with Bromley (see Figure 9 of the SHMA) we urge Croydon to engage with Bromley to encourage that Council to do more. Bromley would be well placed to accommodate an element of Croydon's unmet need. We strongly urge Croydon to work with Lambeth Council to encourage that Council to complete its local plan review as quickly as possible. Croydon should work with Lambeth to see how each authority may be able to assist each other in accommodating any unmet housing needs.		No change	The Council has been and will continue to work with neighbouring authorities and others with a qualified connection to Croydon with regard to Croydon's unmet housing need.
1669/01/005/SP2.2/C	Mr James Stevens Home Builders Federation Ltd	Comment	SP2.2	We note in part d. of the policy that one third of the supply will come in the form of windfalls. This is a very high figure, but is probably not untypical for a borough like Croydon. The 'churn' of previously development land, with office and commercial space being re-developed for residential, probably cannot be accurately predicted. Nevertheless, the Council may need to provide evidence to justify this figure. If this windfall supply does not materialise then this is likely to fuel the pace of out-migration from London. Croydon plays a critical role in delivering the London Plan's overall housing need.	Nevertheless, the Council may need to provide evidence to justify this figure. If this windfall supply does not materialise then this is likely to fuel the pace of out-migration from London	Change	A technical paper accompanying the Proposed Submission draft of the Local Plan will set out the basis for the windfall allowance, which is derived from the Mayor of London's Strategic Housing Land Availability Assessment and the role of the Croydon Local Plan's draft policy on sustainable growth of the suburbs (Policy DM31 in CLP2 - Detailed Policies and Proposals (Preferred and Alternative Options).

1669/01/001/SP2.2/O

Mr James Stevens

*Home Builders Federation Ltd*

Object

SP2.2

Paragraph 2.14 explains that Croydon Council has taken heed of the requirement of the London Plan that it should work with neighbouring authorities on planning matters with cross boundary implications.

We recognise that this section is not subject to changes and we have read the note before paragraph 0.5. This implies that the Council considers that it is unnecessary to revisit the question of the duty to cooperate through this 'partial review' of the adopted Local Plan. We are not convinced. The last Croydon Local Plan Core Strategy was examined while the NPPF was still in draft. Moreover, events have moved on since 2011, not least the preparation, examination and adoption of the new London Plan (examined in 2014, adopted in March 2015).

The new London Plan in policy 2.2, therefore requires that the London boroughs work with authorities in the neighbouring regions (particularly those in outer London) to develop common approaches to issues of cross-border significance (policy 2.2, part E). Policy 2.5 also requires the London Boroughs to develop effective cross boundary working arrangements and groupings to address specific issues. In his letter to the Mayor of London commenting on the inspector's report on the Further Alterations to the London Plan (letter dated 27 January 2015) the Secretary of State observes that "the anticipated growth in London's population is likely to have a significant impact on the surrounding areas". Croydon may not be able to assume that migration out of London will occur to the same extent as in the past. This will increase housing need within Croydon.

The duty to cooperate is not an issue that can be ducked by trying to confine the 'Partial Review' to certain issues. The local plan is still subject to the requirements of the NPPF and the legal requirements of the Localism Act 2011. The duty to cooperate is an ongoing duty, and local plans need to demonstrate that they have complied with the duty to cooperate in its legal and planning aspects. As the NPPG advises, the duty requires active and sustained engagement. It will be necessary for the relevant local planning authority to demonstrate how it has work with others constructively to maximise the effectiveness of strategic planning policies.

Compliance with the legal and planning dimensions of the duty therefore lays firmly with the Borough of Croydon to demonstrate and it is a matter that the 'partial review' will need to address. Croydon Council will need to show that it is alerting its neighbouring authorities to the consequences of this projected growth in households in London which is reflected in a) the Mayor's underlying migration assumptions; b) the likelihood that the London boroughs will not be able to close the gap between the identified supply of 42,000 dwellings a year and the lower end of the OAN of 49,000 dwellings per year; and c) Croydon's own local assessment of its OAN which indicates a need for a possibly much higher number

No change

The Council has been and will continue to work with neighbouring authorities and others with a qualified connection to Croydon with regard to Croydon's unmet housing need.

1669/01/002/SP2.2/O	Mr James Stevens <i>Home Builders Federation Ltd</i>	Object	SP2.2	<p>It is hard for interested third parties to establish whether, or how far, Croydon Council has complied with the duty because the information is not available for scrutiny. The NPPG advises that the Annual Monitoring Reports must give details of what action the local authority has taken to comply with the duty and that they should do this at least once a year (paragraph 20). Scrutiny of the 2015 AMR that is provided on the Council's website suggests that the Council has not reported on this. Access to earlier AMRs is not provided so it is difficult for third parties to assess what the Council did prior to 2015. We recommend that the Council reconsiders this important issue. There is a risk that it could bring forward a plan that neglects this aspect of the NPPF and legislation.</p> <p>Croydon may need to do more through this plan to address a question of its own unmet housing need. It really does need to engage with the authorities outside of London – particularly Tandridge which is preparing a local plan – to alert them to the implications of Croydon's shortfall of supply compared to need. Croydon Council should work together to explore how the authorities in the wider south east may assist with addressing their unmet needs (the 1,000 homes per year that Croydon is unable to accommodate). We would expect to see evidence of Croydon having made this attempt. It will need to demonstrate this before it can assume that this unmet need for the next 20 years can be neglected.</p>	No change	<p>The Council publishes its Monitoring Report annually. Past versions are available on request. The Council has been and will continue to work with neighbouring authorities and others with a qualified connection to Croydon with regard to Croydon's unmet housing need.</p>
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1949/01/002/SP2.2/C	Beth Havelock <i>Transport for London</i>	Comment	SP2.2	It is understood that one of the main drivers behind the partial review of the document is the adopted Further Alteration to the London Plan, which requires an increase in housing provision, from 1,330 per annum to 1,435 per annum for the borough. The Council now seek to deliver a minimum of 31,756 across the borough between 2016 and 2036. It is therefore essential the transport network and infrastructure can accommodate this growth and improvements to services and capacity is made where possible. The policy states that approximately 9,500 new homes will be provided within the OAPF area, which was previously planned to accommodate 7,500. TfL generally considers the modelling that was undertaken to inform the OAPF to be acceptable in accommodating this additional demand, subject to taking forward the critical transport projects identified in the Croydon Development Infrastructure Funding Study (DIFS).	Welcome support		
1956/04/004/SP2.2/O	Kevin Smith <i>Croydon TUC</i>	Object	SP2.2	The draft Borough Profile 2015 for the Strategic Partnership Croydon states that 'The number of long-term vacant dwellings in Croydon halved between 2011 and 2014, from 1,362 to 741. Croydon had the 10th highest number of long-term vacant dwellings in 2014 out of the 33 London boroughs' 741 remains a large number and although it is hoped that owners will bring them back into use without the need for Council intervention, there could well be an increase in the number as other properties stay empty long enough to be re-classified as 'long-term vacant'. The proposed figure of bringing back into use 190 empty homes in the 20 year period of the Plan is therefore very low. This should be the minimum target and the proposed amendment would achieve this.	The policy should be amended to "seeking to return at least 190 vacant homes"	Change	The policy will be amended to stress that this is a minimum requirement in line with other elements of Croydon's overall housing targets.

2083/01/003/SP2.2/C	Mr Stewart Murray Greater London Authority	Comment	SP2.2	The London Plan sets out measures that can contribute to additional development capacity and identifies the types of locations which are anticipated to provide a substantial increment to housing supply in London. These include town centres, opportunity areas, surplus industrial, commercial, public land and other large sites near transport nodes. The extent to which it is possible for these locations to provide additional housing output in Croydon should be further investigated. A more detailed housing capacity analysis should reflect the potential for large sites to define their own characteristics in terms of densities in line with London Plan and the potential for further capacity in Croydon's town centres should also be further investigated.	The Local Plan should identify other locations which can increase housing supply and should assess the potential of Croydon's town centres.	No change	The capacity of areas across the borough has been identified in the Plan and its evidence base, in particular through the Borough Character Appraisal. Further growth in the borough's town centre is likely to be through windfall development which is unquantifiable beyond continuation of historic trends because sites in town centres are often either very small or in multiple ownership making them difficult to allocate in the Local Plan. However as a whole the Local Plan, in particular through draft Policy DM31 in CLP2 Detailed Policies and Proposals (Preferred and Alternative Options) consultation document is supportive of growth in town centres.
2083/01/001/SP2.2/S	Mr Stewart Murray Greater London Authority	Support	SP2.2	The Mayor welcomes Croydon's overall ambitions for growth across the borough and the principle of exceeding its London Plan minimum housing supply target. Croydon should be guided by the London Plan and NPPF objective to address local and strategic need, drawing on the London Plan's specific minimum supply target for the borough and its new policies to secure necessary additional capacity through higher density development in appropriate locations well served by public transport.	The Local Plan should seek additional capacity through high density development in appropriate locations.	No change	The Local Plan is already predicated on developments achieving a density at the 75th percentile on the London Plan's density matrix outside the Croydon Opportunity Area and at the highest level permitted by the same density matrix within the Croydon Opportunity Area. The Plan also contains policies on sustainable growth of the suburbs and focussed intensification both of which seek to increase densities in locations across the borough.

2083/01/002/SP2.2/O	Mr Stewart Murray <i>Greater London Authority</i>	Object	SP2.2	Though the borough's proposed supply target (1,588 pa) exceeds that in the London Plan (1,435 pa) it is still significantly below the need identified in its SHMA (2,146 pa). The borough is advised to demonstrate how it will seek to close the gap between need and supply in accordance with London Plan Policy 3.3. In terms of Croydon's SHMA the borough will need to satisfy itself the methodology employed takes sufficient account of the impact of backlog need an overall housing	The Local Plan should demonstrate how it will meet the need identified in the SHMA and ensure the SHMA methodology takes account of backlog.	No change	The Local Plan has minimum housing target, which, in conjunction with draft Policy DM31 in the preferred and alternative options consultation seeks to increase and maintain supply of windfall housing developments across the borough in locations where previously development may not have taken place. However, it is not possible to accurately quantify the level of development from the sustainable growth of the suburbs so it is not represented in numeric terms in Policy SP2.2.
2168/02/001/SP2.2/C	Mr Duncan Clarke <i>London Borough of Sutton</i>		SP2.2	Whilst it is clear that the London Borough of Sutton cannot accommodate all of its own needs, the London Borough of Sutton will attempt to allocate land in its Local Plan above the 363dpa target to play its part in meeting the London Plan shortfall and allow the remainder of its unmet housing need to be redistributed through the existing London Plan targets. The London Borough of Sutton notes that the London Borough of Croydon has allocated housing land to provide units above its current London Plan target and suggests that the London Borough of Croydon uses the same London Plan housing target redistribution method to manage all its objectively assessed need. Therefore, the London Borough of Sutton does not consider it is necessary to enter into any bi-lateral arrangement with the London Borough of Croydon.	The London Borough of Sutton does not consider it is necessary to enter into any bi-lateral arrangement with the London Borough of Croydon.	No change	Croydon Council notes the comments from the London Borough of Sutton but reserves the right to make comments on the emerging Local Plan for Sutton on matters of unmet housing need of both boroughs.

2605/01/001/SP2.2/O	Ian Broyd	Object		SP2.2	The intensification associated with an increase to 1435 homes a year and the split of homes over through the Croydon Opportunity Area, sustainable growth of the suburbs and urban sites beyond the opportunity area should go ahead only after a thorough traffic impact and management assessment. There is a feeling that the way the Local Plan is approached is piecemeal and we do not know the implications on existing communities and their quality of living.	The growth in the Local Plan should include an assessment of traffic impact to prove that the intensification associated with an increase to 1435 homes a year and the split of homes over through the Croydon Opportunity Area, sustainable growth of the suburbs and urban sites beyond the opportunity area is deliverable.	No change	Policy SP8.4 of the Croydon Local Plan: Strategic Policies, requires that major development proposals are supported by transport assessments, travel plans, construction logistics plans and delivery /servicing plans. The annually updated Infrastructure Delivery Plan supports the Croydon Local Plan and provides the evidence of needs for additional infrastructure including future highway proposals.
2610/01/001/SP2.2/C	Eric Owens <i>The Royal Borough of Kingston up</i>	Comment	Soundness - Duty to Co- operate	SP2.2	As discussed at our meeting, the Development Plan for Kingston constitutes the Core Strategy (2012) and the Kingston Town Centre Area Action Plan (2008). An assessment of identified housing sites has been undertaken as a result of the recent increase in housing requirements (London Plan, 2015). This has identified a shortfall in the Council's land supply in the medium to long term with the Council subsequently taking a decision to undertake the early preparation of a new Local Plan. We are currently at the evidence gathering stage.  As a result of the above capacity issues we are unable to make a contribution to Croydon's unmet requirement within the existing Development Plan. Further, as the Local Plan is at an early stage of preparation we are unable to commit to contributing to the unmet need through this route at this time.		No change	The comment is noted and Croydon Council reserve the right to comment on the emerging Kingston Local Plan on the matter of unmet housing need.
2612/01/001/SP2.2/C	Mikyla Smith <i>London Borough of Newham</i>	Comment	Soundness - Duty to Co- operate	SP2.2	The London Borough of Newham will soon be commencing a review of the Local Plan in Spring 2016. The Planning Policy team are currently in the process of preparing the evidence base to underpin this review, inclusive of a Strategic Housing Market Assessment (SHMA).  The SHMA will provide an up to date indication of Objectively Assessed Need (OAN) across the identified Housing Market Area. Until this study is complete it is not possible to comment on the potential capacity within the Borough. As such we request that further discussion be facilitated via the plan making process and will invite Croydon Council to engage in the New Year.		No change	The comment is noted and Croydon Council reserves the right to comment on Newham's emerging Local Plan at a later date.



2613/01/001/SP2.2/C	Andrea Kitzberger-Smith <i>London Borough of Richmond upon</i>	Comment	Soundness - Duty to Co- operate	SP2.2	<p>The ONS internal migration between authorities data for estimated number of moves during year ending June 2014 (released 25 June 2015) shows 70 people moved from Richmond to Croydon. However it appears that 100 moved from Croydon to Richmond. Therefore in fact there is a net movement of -30 moving into Croydon.</p> <p>The Council recognises there are porous housing market boundaries and inter-connections with many neighbouring/nearby areas, however the relationship between our boroughs is relatively distant and there are stronger links with other areas.</p> <p>This borough is similarly highly constrained, with environmental designations and very limited capacity, and therefore is unable to meet any of your unmet housing need.</p> <p>The Council is planning to commence borough level SHMA work in early January 2016 and we will keep you informed of progress.</p>	We do not have any further comments on the consultation on the Croydon Local Plan: Detailed Policies and Proposals at this time.	No change	Croydon Council notes this comment and reserves the right to comment on any emerging Richmond upon Thames Local Plan on the matter of unmet housing need, taking into account the environmental constraints and the objectively assessed housing need of Richmond.
2615/01/001/SP2.2/C	Andrew Marsh <i>Mid Sussex District Council</i>	Comment		SP2.2	<p>Mid Sussex District Council is currently consulting on a schedule of Focused Amendments to its District Plan, prior to submission of the District Plan in early 2016. One of the amendments is to increase the plan provision number from 650 dwellings per annum to 800 dwellings per annum. Recent updates to the evidence base indicate the objectively assessed need for housing in Mid Sussex to be 695 dwellings per annum. Therefore, the District Plan proposes 105 homes per year in excess of meeting local need. This will contribute to meeting unmet needs of other authorities. It does appear that there are stronger links between Croydon and other authorities within England, and stronger links between Mid Sussex and its immediate neighbours compared to links with Croydon. However this does not preclude any of the over-provision in Mid Sussex benefitting Croydon, it just makes it less likely based on past migratory trends.</p>		No change	Croydon note the comments of Mid Sussex, although it is also noted that Mid Sussex is the first local authority to the south of Croydon that is not entirely constrained by Metropolitan Green Belt so it is likely that it will contribute significantly to meeting Croydon's unmet housing need in the future.

2619/01/002/SP2.2/C	Ross Holdgate <i>Natural England</i>	Comment	SP2.2	Whilst the Croydon Opportunity Area allocation will avoid some housing occurring in close proximity to Sites of Special Scientific Interest (SSSIs) in the Borough other allocations and windfall sites may threaten SSSIs through recreational pressure, e.g. increased trampling of vegetation and littering. It is difficult to predict the impacts to SSSIs at this stage due to uncertainty as to how all the housing proposed would be delivered but there is likely to be a need to consider mitigation measures such as new green infrastructure and improved management at SSSIs at the development management stage. Effective development management policies will therefore be required and are discussed below. We note Policy SP7 – Green Grid may provide a means to allow developers to work with the Borough council to achieve these requirements.	No change	The comment is noted. Provision of high quality open space within new development is an aim of the Croydon Local Plan. Croydon also has its own Community Infrastructure Levy which can be used for the provision and maintainance of open spaces in the borough.
2637/01/005/SP2.2/S	<i>Metropolitan Properties (Provincial</i>	Support	SP2.2	Metropolitan Properties is supportive of the increase in the number of homes that the Local Plan seeks to provide to 2036.	Welcome support	

2655/01/001/SP2.2/C	Luci Mould <i>Reigate and Banstead Borough Co</i>	Comment	SP2.2	<p>Policy SP2.2: Homes - The adopted Reigate &amp; Banstead Core Strategy plans to deliver an annual average of 460 homes per year between now and 2027. In his report, our Inspector concluded that this figure was able to provide for housing need arising from the local population and allowed for some continuing in-migration.</p> <p>However he also concluded that the Council had demonstrated that it was not able to fully meet its objectively assessed needs (which were concluded as being 600-640 homes per year). We note that Croydon's housing need has increased since the Strategic Policies were adopted in 2013 allied to the GLA's 2014 round of population and household projections (further to the Further Alterations to the London Plan (2015) Central Variant) and that you are still unable to meet your housing need over the plan period. Should this situation change as your work to develop a housing target progresses and Croydon identifies any potential surplus, we would request that you keep us informed through our usual joint working mechanisms as Reigate &amp; Banstead is committed to engaging actively with surrounding authorities to understand the extent to which they may be able to accommodate some of Reigate &amp; Banstead's unmet needs. For the avoidance of doubt, as we are currently unable to fully meet our own needs due to constraints such as Green Belt, Areas of High Landscape Value and areas of flood risk, we have no available capacity to meet any of Croydon's unmet needs.</p>	No change	<p>It is noted that Reigate and Banstead is constrained by Green Belt, amongst other designations, which hinder its ability to meet its own need and Croydon's unmet need. Croydon Council reserves the right to comment on matters of housing need in any future revision of the Reigate and Banstead Local Plan.</p>
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2690/01/002/SP2.2/O	Miss Nicola Hume <i>Persimmon Homes</i>	Object	SP2.2	<p>Persimmon cannot support some of the proposed changes within the Local Plan. We note Croydon has a housing need of 47,564 over the plan period. The area that the Council has identified where growth can be accommodated is restricted to the "built up area" therefore it is anticipated that 31,765 new homes can be accommodated within the Borough. This leaves a shortfall of 15,799 homes over the plan period which equates to 632 a year. We understand there are constraints within the borough; nonetheless there is an increasing pressure to build more homes across the country and an acute need in the south east and London regions. The London Plan sets out the need for 42,389 dwellings per annum across London, with a shortfall of 6,600 dpa. It is therefore vital that the boroughs not only make use of available development land but also look to maximise areas of land that no longer have a Green Belt value. We believe that Croydon need to assess the Green Belt land within the borough and consider if all these parcels of land are meeting the Green Belt function as set out in paragraph 80 of the NPPF. Croydon is identified as an Opportunity Area within the London Plan. It is therefore anticipated that a minimum of 7,300 homes will be built within the Croydon OA. We note that within Policy SP2.2 (c) that this area has now been allocated for 9,852 units. However, there is still a shortfall of housing within the borough, with this figure taken into account, so we believe in order to maximise the full potential of the borough, to not only meet this requirement but to also provide as much housing and employment land as possible, a full Green Belt review needs to be undertaken. Policy DM24: Metropolitan Green Belt, Metropolitan Open land and Local Green Spaces are restrictive and short-sighted. Persimmon Homes support the retention of Green Belt and other green spaces that meet the purposes set out in the Framework (paragraph 80) and have amenity value. The London Plan notes that the amount of brownfield land is limited and some may still be locked up. This is the case for Croydon; we are therefore surprised that a Green Belt review is not being considered at this stage when considering the large shortfall that is anticipated over the Plan period.</p>	<p>The borough should undertake a Green Belt review in order to identify land suitable for housing to meet its anticipated shortfall.</p>	Change	<p>A Green Belt review has been carried out and will be published alongside the Proposed Submission draft of the Plan. All areas of Croydon's Green Belt bar those already identified in Policy SP6 meet at least one of the tests for designation as Green Belt and, therefore, there is no additional capacity to be found by developing on Green Belt without its absolute de-designation in parts of the borough.</p>
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2769/01/001/SP2.2/C

Tal Kleiman

*Tandridge District Council*

Comment

SP2.2

A housing delivery target of 31,765 is identified. Whilst we welcome the fact that the Council is looking to increase its housing delivery beyond that stated in previous iterations of the document, we are concerned that the Council is not planning to meet the identified need of 47,564 homes in the plan period. This is likely to put further pressure to meet some of London's unmet housing needs in Tandridge District. We do, however, accept that it is not always possible or desirable to meet needs in full when set against other constraints, such as the Green Belt. We do ask that your Council will continue to work proactively to maximise housing delivery in order to meet its needs, in order to put less pressure on land in neighbouring authorities, which in our district is mostly Green Belt. Further, the Council are aware that Croydon Council have contacted authorities beyond the Green Belt authorities (of which Tandridge District Council is a Green Belt authority), to assist in meeting this unmet need. Tandridge District Council would appreciate confirmation that it would not expect Tandridge District Council to assist in meeting its unmet need, when it is highly likely that Tandridge District Council will not be able to meet its own housing need.

Tandridge District Council would appreciate confirmation that it would not expect Tandridge District Council to assist in meeting its unmet need, when it is highly likely that Tandridge District Council will not be able to meet its own housing need.

No change

It is recognised that Tandridge is a highly constrained district in terms of the proportion of its land that is Green Belt and that it may not be able to meet its own housing need. However, Croydon Council reserves the right to comment on the emerging Tandridge Local Plan with regards to unmet housing need and would hope that the Tandridge Local Plan would seek to achieve to meet as much of its need as possible through sustainable growth.

2849/01/001/SP2.2/C

Rob Fraser

*Brighton and Hove City Council*

Comment

SP2.2

The City Council welcomes the opportunity to comment with respect to your query regarding whether this council could help meet any of Croydon's unmet housing need. As you may be aware, the Brighton & Hove City Plan Part 1 (as proposed to be modified ) is at a late stage of preparation. We are now expecting the receive Examination Inspector's report January 2016. Brighton & Hove is subject to very significant constraints on the capacity of the city to physically accommodate new development, particularly so in terms of the sea to the south and the South Downs National Park to the north, east and west of the city. The housing provision requirement set out in the City Plan Part 1 (Policy CP1 Housing Delivery as proposed to be modified) is for 13,200 new dwellings to 2030 (660 per annum). This revised housing target reflects the capacity and availability of land/sites in the city, including development potential identified within the city's urban fringe; the need to provide for a mix of homes to support the growth and maintenance of sustainable communities; the need to make provision in the city for other essential development and the need to respect the historic built and natural environments of the city. The planned amount of housing (13,200) is set against an objectively assessed housing need figure of 30,120 for the plan period to 2030. This means that Brighton & Hove has a significant shortfall in meeting its own objectively assessed housing requirement. The council is working closely with its neighbouring authorities through the Duty to Co-operate to explore whether there are longer term opportunities for meeting any of the city's unmet housing need. The council is not therefore in a position to help meet any of Croydon's unmet housing need.

No change

The status of the emerging Brighton and Hove Local Plan and the constraints faced by the city are noted and recognised.

The (agent on behalf of the) respondent objects to the emerging plan's attempt to restrain the delivery of the objectively assessed housing need. The proposed 'restrained' figure of 31,765 is not supported by paragraph 6.22 of the emerging Plan, which contends that 'the population of the borough is expected to rise by approximately 78,000 by 2036...[this growth] will increase pressure on all...services. Furthermore the Plan states that 9,243 homes will be allocated beyond the Croydon Opportunity Area, 9,852 in the Croydon Opportunity Area and 10,575 homes delivered via windfall sites as well as 190 vacant homes brought back into use. This totals 29,860 and not the restrained 31,765 set out in the Plan.

The housing numbers will be changed to ensure that they are both consistent, and add up to the correct total. However, it will remain the case that Croydon will not be able to meet its full housing need due to environmental constraints and also the presence of Green Belt and Metropolitan Open Land.

The Plan fails to set out why the GLA's 2014 Round of Population and Household Projections which identifies a need for 47,564 new homes up to 2036, has been disregarded. It also fails to make clear how the 31,765 has been arrived at. It is not compliant with the National Planning Policy Framework. The plan fails to set any evidence that it is physically impossible to accommodate the projected objectively assessed need within the borough. The plan also fails to set out how the Council is pursuing the statutory duty to cooperate in addressing where the deficient housing numbers will be met. The plan fails to demonstrate how; it is responding to and taking full account of market signals, and how it has identified a supply of specific, developable and available sites or broad locations for growth.

The housing numbers vary - the Partial Review states that an additional 47,564 homes are needed between 2016 and 2036 and the Council aims to provide 31,765, however on the other hand the Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) document highlights that the Council is required to build 42,930 new homes between 2016 and 2036 but will only be able to provide 31,760 during the same period.

2897/01/001/SP2.2/O	Lauren Miller <i>London Borough of Havering</i>	Object	SP2.2	With specific reference to Croydon's inability to meet housing need, I would recommend this is discussed with the GLA who have dealt with this issue at a pan London level in the London Plan 2015. I do not anticipate the need to engage with individual boroughs on this issue.	No change	Croydon Council do not believe this matter is being dealt with by the Mayor at a pan-London level and, therefore, reserve the right to comment on Havering's Local Plan on the matter of Croydon's unmet housing need.
2900/01/001/SP2.2/C	Mr Matt Roberts <i>Guildford Borough Council</i>	Comment	SP2.2	We have recently published the final West Surrey Strategic Housing Market Assessment (SHMA) which we produced with Waverley and Woking borough councils. As set out in the SHMA these three authorities constitute a core housing market area. Whilst the SHMA does also identify other councils that our HMA shares relatively strong linkages with, and should therefore involve in duty to cooperate discussions, it does not identify Croydon as one of these. We are in the process of preparing our new Local Plan and are still considering the extent to which we are able to meet our own housing need. We do not consider that we have capacity to be able to accommodate any of your unmet need, particularly when there may be unmet need, either within our HMA or within those that we share relatively strong linkages with.	No change	The comment is noted. However, Croydon Council reserves the right to comment on the Guildford's emerging Local Plan on the subject of unmet housing need at a later date.



2942/01/007/SP2.2/O	Dr Anwar Ansair <i>AA Homes and Housing</i>	Object	SP2.2	<p>The question of whether the council can achieve 10575 homes on windfall sites by 2036 depends on which sites turn up as windfall sites. This is a large number of housing units not to plan for and may mean that the whole strategy of the Plan is considered to be faulty and has to be re-considered. It represents over 500 houses per year which is more than many plans have to do altogether. The Plan leaves a large number of housing units to chance even over such a long a period as until 2036. The Plan underestimates the number of houses/units deliverable some sites which already have Prior Approval under Class O of the Town and Country Planning (General Permitted Development) Order 2015 (examples include Cygnet House and Exchange Court) There are many other buildings which are also covered by this change in the area now covered by the Article 4. This is likely to be still more of an underestimate in all areas of the borough not covered by the existing Article 4 Direction since any office can now apply for change to residential. It is intended to bring in a Prior Approval regime for Class B 1 (c) to residential. No allowance is made for this in the Plan. These conversions reflect an unpredictable number of new units which may or may not (probably still will not) add up to over 10000 units. It is not sustainable to rely on such large numbers of homes being only deliverable by chance. More needs to be said about how many homes could already be created if Class O permissions are taken up-this would at least give an indication of how some of the units could be generated. Also more needs to be said about the permanent extension of this change of use and the potential impact of the Class B 1© change expected to be brought in.</p>	The Plan should not leave 10575 to chance on windfall sites and should look at the contribution of office to residential conversions. These contributions should be set out in the Plan.	No change	The windfall allowance is based on past trends of development and can be maintained as a result of The Local Plan's proposed policy on Sustainable Growth of the Suburbs.
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3396/01/017/SP2.2/O	Ms A Pavon-Lopez	Object	SP2.2	<p>What process did you go through to decide the amount of additional housing required in Croydon? What process did you go through to decide where to locate the additional housing?</p>	No change	The evidence is available on the Council's website.
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3710/01/008/SP2.2/O	Mr J Nolan	Object	SP2.2	<p>I am writing in reply to the consultation on your draft "Local Plan". As a member of the Labour Party, I am seriously concerned about some of the proposals contained within the "Plan", which appear to threaten the character of Sanderstead, where I live, and the surrounding area. It was its open green spaces which persuaded me to move here and I would be most displeased should there be any attempts to reduce these. I believe that there are sufficient brownfield sites within the London area to meet the demand for additional housing.</p>	No change	<p>There are insufficient sites across Croydon to meet Croydon's housing need. However, the Local Plan is not proposing to build on green spaces, rather it is proposing to intensify some areas of existing development and encourage sustainable growth in other areas to boost the supply of homes in Croydon.</p>
2764/20/002/SP2.2/O	<p>Mr Derek Ritson <i>Monks Orchard Residents Associa</i></p>	Object	Soundness - Effective SP2.2	<p>3.14 The delivery of critical infrastructure, particularly in the Croydon Opportunity Area, has been enabled by Croydon's Growth Zone status and the Council's willingness to embrace the opportunities presented by devolution to ensure delivery.</p> <p>"Has Been"?</p> <p>Even in the Croydon Opportunity area the services including school places and health provision, has not been provided prior to the expansion of residential developments. Similarly in urban and suburban areas, residential development has outstripped the provision of public services such as school places and health provision. Infrastructure improvements should be undertaken prior to, or in parallel with, any proposed developments which requires and depends upon those specific infrastructure requirements.</p> <p>The new proposals embodied in CLP2 are not supported by proposed infrastructure e.g. DM43 contains significant residential development but there is no proposed infrastructure to support that development.</p>	No change	<p>New developments pay the Community Infrastructure Levy when work commences which is used to fund infrastructure across the borough.</p>

2766/01/010/SP2.2/C

B Wilson

Comment

SP2.2

*W.R. Newland and Sons Ltd*

Paragraph 4.2 cites the identified need in the SHMA for 47,564 new homes in the borough up to 2026. The borough should be planning to meet this full objectively assessed need over the plan period in accordance with paragraph 47 of the NPPF. The preferred option is currently inconsistent with this. The plan does not set out a strategy to find additional sites to meet the housing needs of the area, either in terms of numbers or types of dwelling. There are suitable sites in the Green Belt as promoted within the SHLAA (such as Gayfere House at the junction of Tollers Lane and Coulsdon Road, Old Coulsdon) which do not fulfil the purposes of the Green Belt and could contribute towards meeting this need. Consideration should therefore be given to releasing sites such as this. Strategic policy SP2 should include provision for a Green Belt review to meet housing needs at a later stage of the plan if delivery falls below the need. This has not been considered as an option.

The policy should also contain provision for affordable housing requirements to be subject to viability. Acceptable developments should not be prevented from coming forward simply because they are unviable as recognised by paragraph 173 of the NPPF.

The preferred approach is not sustainable as it does not meet the needs of the present residents of the Borough, failing the first part of the definition. The revision of the Green Belt boundaries would not compromise the ability of future generations to meet their own needs as the majority and higher quality parts of the Green Belt, Urban Open Land and Local Green Space could be preserved to meet the needs of future generations.

The policy should include provision for a Green Belt review to meet housing needs at a later stage of the plan if delivery falls below the identified need. This has not been considered as an option.

No change

The policy is centred around a demonstrably achievable housing target that, in accordance with the London Plan and national planning policy, does not require the de-designation of Green Belt. The Council believes that, with the exception of the three areas highlighted already in the Plan which are to be re-designated as either Metropolitan Open Land or Local Green Space (designations of the same weight and level of protection) all areas of the borough's Green Belt meet the criteria to be so designated. Additional evidence will be published alongside the Proposed Submission draft of the Local Plan to demonstrate this.

1669/01/009/4.009/C	Mr James Stevens <i>Home Builders Federation Ltd</i>	Comment	4.009	The SHMA has not assessed the likely need for specialist student housing over the plan period. This is becoming a big problem in London. Croydon may not have many university/colleges that are planning to expand over the plan period (i.e. taking more students). However, it would be useful if the Council did reflect upon this since the need for educational establishment to provide accommodation for their students will compete with land for C3 use class dwellings.	No change	As there is no historic trend for student residences in Croydon nor any plans to open a full university in the borough it is unlikely that the SHMA would have identified a need. However, in line with the London Plan, any application for student accommodation would be considered on its merits against the policies of the Local Plan. Each bedroom would also contribute to meeting Croydon's housing need as part of the non-self-contained element of Croydon's housing target from the London Plan.
0320/02/002/SP2.3/O	Mr Tarsem Flora <i>Flora Associates</i>	Object	SP2.3	Mention of 10% of all new houses to be intermediate affordable. Please clarify if it is 10% of 30% or of the total housing stock.	No change	The policy clearly says that it is 10% of all new homes built in the borough.
0320/02/001/SP2.3/S	Mr Tarsem Flora <i>Flora Associates</i>	Support	SP2.3	Page 17 - para 4.2-It is noted that the Mayors Housing Targets for Croydon have increased from 27,000 to 47,564 but that Council can only hope to build 31,765 during 2016 – 2036 . We accept that.  Page 18 - affordable homes-We accept an increase of 5% from 25 to 30% of affordable homes.	Welcome support	
0320/02/006/SP2.3/O	Mr Tarsem Flora <i>Flora Associates</i>	Object	SP2.3	All of the above on the policy on affordable housing and supporting text are somewhat confusing and misleading and contradictory. Need to clarify council's intentions.	Change	The policy wording will be amended to make it clearer and reflect changes in viability of development in Croydon.

1669/01/006/SP2.3/C	Mr James Stevens <i>Home Builders Federation Ltd</i>	Comment	SP2.3	<p>Part a of Policy SP2.3 requires a 30% affordable housing contribution. The justification for this percentage will need to be based on an up-to-date local plan viability assessment. We note that the existing viability assessments date from 2010 and 2011 (updated). We are concerned that these assessments will not have taken into account the new policy costs associated with the London Plan, the Mayor's Crossrail CIL, and Croydon's own CIL.</p> <p>Part b of Policy SP2.3 requires that 10% of all homes are provided as intermediate homes managed by an RSL. It is unclear if this is additional to the 30% affordable housing in part a. The text suggests that this is the case. The Council is therefore, requiring 40% affordable housing.</p> <p>Starter Homes – we recommend that the Council considers the implications of the Government's wish to provide Starter Homes on all sites. It may be the case that the 10% intermediate provision could become the Starter Homes element.</p>	Change	<p>The policy is supported by an up to date viability study and reflects the need for affordable housing and what is realistically achievable through new developments in the borough. The previous study also including Croydon and the Mayoral CIL.</p> <p>The policy will be amended to include Starter Homes as a form of intermediate affordable housing as it is agreed that it is meeting the same need.</p>
2637/01/006/SP2.3/C	<i>Metropolitan Properties (Provincial)</i>	Comment	SP2.3	<p>The increase in the strategic policy target of affordable housing from 25% to 30% should not affect viability of schemes. To this end Metropolitan Properties ask that sufficient flexibility is built into this policy to reflect local market circumstances and site-by-site basis financial viability.</p>	Change	<p>The associated policy SP2.4 has been significantly reworded to increase flexibility that should allow reflection of local circumstances and site-by-site financial viability without compromising on delivery of affordable homes.</p>
2690/01/003/SP2.3/C	Miss Nicola Hume <i>Persimmon Homes</i>	Comment	SP2.3	<p>In terms of tenure of housing we suggest that the new Starter Home initiative is considered within the Local Plan. We note that this is a relatively new proposal from the Government but it is important that Croydon are considering the implications and opportunities that this scheme will bring to the borough.</p>	The implications of Starter Homes should be considered. Change	<p>Starter homes will be referenced in the policy as a form of intermediate affordable housing (on the grounds that it is meeting the same need).</p>
2781/01/006/SP2.3/O	Graham Bass	Object	SP2.3	<p>I find the policy proposals totally opaque. Umpteen percentages, but of exactly what each time? And clear plans of how many of the different kinds- starter homes through to social rented?</p>	The policy needs to be clearer on the types of affordable housing that will be provided on site. Change	<p>The policies relating to affordable housing will be significantly rewritten to aid clarity and increase flexibility.</p>

2942/01/008/SP2.3/O

Dr Anwar Ansair

*AA Homes and Housing*

Object

SP2.3

This policy and its justification has not been re-considered in the light of new policy and will very quickly date. In a recent letter from Cllr Alison Butler published in 'The Guardian 12/10/15, it was noted that in Croydon, there is a need for larger amounts of affordable housing to be for social or affordable rent because of the high cost and lack of affordability of housing in the borough.

This being the case, in theory, a policy to have 30% affordable housing affordable or for social rent would be an appropriate policy. However, already the government has indicated that it wants to make sure that more of the affordable housing element is for sale so that there is an increase in home ownership. With the Housing and Planning Bill if enacted, the first slice of affordable housing in the form of 'starter homes' to buy at 80% market price would be applied to any new development. These do not provide permanent affordable housing since they can be sold after 5 years onto the market. They are likely to be desirable to developers since there is no requirement to involve a housing association. Then affordable housing can be considered but how much is viable will depend on the site-it is likely that Social Rent will be the least viable of the options as it requires the most subsidy. For the reasons set out in reply to why it is not appropriate. The Council needs to consider in the light of the Housing and Planning Bill and most recent government policy statements about encouraging affordable housing to buy and about sales of Council housing stock what is the best it can do to try to secure mix of affordable housing that will help its residents and bear in mind that it will need to be flexible with these policies. Further, developers also have the ability to negotiate down affordable housing requirements at appeal because of the impact on viability so that whatever percentage is required in any Local Plan may not be achievable. There is little chance that a policy requiring mostly affordable housing for rent would be in accordance with government policy beyond 2015, certainly not for the whole period of the Plan to 2036

The policy should reflect any changes as a result of the Housing and Planning Bill and the impact on social or affordable rent. Change

Starter homes will be added to the policy as a form of intermediate affordable housing (on the grounds that they are meeting the same need).

1669/01/007/SP2.4/C	Mr James Stevens <i>Home Builders Federation Ltd</i>	Comment	Soundness - Justified	SP2.4	Part a. requires 50% affordable housing. This appears to contradict SP2.3 which requires 30%. The plan lacks clarity. Furthermore, is this 50% affordable housing plus 10% intermediate housing? Again, the plan is unclear. This would contradict paragraph 17 of the NPPF – plans should provide a practical framework to assist applications and enable speedy decision-taking. The Council needs to be clear about how much affordable housing it is seeking and justify this, as required by paragraph 174 of the NPPF.	No change	Policy SP2.3 sets the strategic target for overall number of completions across the Plan period taking into account schemes which consist entirely of affordable housing and delivered by a Registered Provider. Policy SP2.4 states how affordable housing should be provided on major residential developments. No change is required arising from this comment and the requirement for up to 50% affordable housing will remain although Policy SP2.4 will be significantly reworded to aid clarity and increase flexibility.
2083/01/006/SP2.4/O	Mr Stewart Murray <i>Greater London Authority</i>	Object	SP2.4	The Mayor is concerned that the Borough's proposed approach to affordable housing targets. The London Plan requires boroughs to set an overall affordable housing target for the amount of affordable housing provision over the plan period which should take account of viability. In line with the NPPF, this target should facilitate development through the economic cycle. In addition, site by site negotiations can take account of site specific viability issues and the London Plan requires the maximum reasonable amount of affordable housing to be sought. The Borough's proposed approach is likely to create uncertainty and may impact the long term delivery of housing over the Plan period.	The affordable housing policy should take account of viability and should not create uncertainty.	Change	The policy will be significantly amended to allow some flexibility to take into account viability. The minimum requirement will be reduced in line with the evidence provided by the new Viability Study. Furthermore a reduced level of provision coupled with either a donor site (in District Centres or the Croydon Opportunity Area) or a review mechanism (in any location) will be permitted instead of just within District Centres and the Croydon Opportunity Area as currently drafted.

2161/06/001/SP2.4/O	Guildhouse Rosepride LLP	Object	SP2.4	<p>The preferred approach of reviewing the 'viability' of affordable housing provision inside the Opportunity Area every year, rather than every 3 years, would undermine the certainty that developers and investors need, and could undermine such investment and development in the Opportunity Area going forward. The National Planning Policy Framework (Paragraph 173) states that, "sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened". The proposed annual review of affordable housing targets inside the OA would create such a policy burden with the potential to adversely affect the viability of future development in that locality. The Opportunity Area is crucial to the delivery of housing in Croydon and, given the scale of projects likely to occur in the Opportunity Area and their greater sensitivity to economic change given the competing land issues in the area, the Opportunity Area faces unique constraints in relation to the delivery of this housing. Given this, a three-year review of affordable housing is more appropriate in this unique location rather than the annual review that is proposed, given the constraints and risks prevalent in the OA.</p>	Affordable housing viability in the Opportunity Area should be reviewed every 3 years.	Change	<p>The review of the minimum requirement for affordable housing will be removed across the borough as there is no longer any evidence to support it as house prices have now risen beyond the highest point envisaged in the original Dynamic Viability Model. Instead a new fixed minimum requirement of 30% will apply borough wide with the same flexibility that currently applies in the Croydon Opportunity Area.</p>
2666/01/001/SP2.4/C	C Morley-Smith	Comment	SP2.4	<p>The respondent questions the provision of affordable housing and if this will really be "affordable". Is there provision for lower earning families and not just for young high earning professionals. Appropriate housing needs to be provided for immigrants and asylum seekers. Furthermore, insufficient long term thought has been given to all the infrastructure needed to support all these developments, in particular car parking and traffic control.</p>	No change	<p>Proposed policy SP2.4 seeks to ensure a supply of affordable housing in the borough that meets the needs of those people unable to buy or rent a home on the open market on their current income levels. The need for affordable homes outweighs the ability to provide it in the absence of significant levels of central government funding for affordable housing. The proposed policy, therefore, seeks to achieve the highest possible levels of affordable housing that could be delivered without central government financial support.</p>	



2691/01/001/SP2.4/O	<i>Hyde Housing Association</i>	Object	SP2.4	Hyde are supportive of the recognition that the Croydon Opportunity Area can deliver a significant amount of new homes (SP2.2). However, the insertion of a 50% target for affordable housing provision (SP2.4) is not considered a sustainable or viable position moving forward. A target at this level, if adopted, will create an onerous policy position, and a sense of uncertainty in the delivery of housing sites across the borough. Similarly, the proposed 75:25 ratio between affordable or social rent and intermediate low cost shared home ownership would, in most cases, be unviable for Registered Provider's particularly since the July budget announcement regarding rent reductions.	An Affordable Housing policy that has flexibility in the overall target, and includes all types of affordable housing without specifying what the specific type of tenure is would be more practicable. This approach would be consistent with that set out in Brandon Lewis MP's letter to Local Authorities dated 9 November, and in the Government's current 'Consultation on proposed changes to National Planning Policy' (December 2015). This policy should therefore (a) provide a less onerous affordable target with a cascade; and (b) seek a more flexible tenure split, with greater provision sought from intermediate products.	Change	Policy SP2.4 will be rewritten to reflect the evidence of the Local Plan viability report. A new, lower, minimum requirement will apply across the borough with similar flexibility arrangements as currently apply to sites in the Croydon Opportunity Area being extended to District Centres and other sites in the borough.  The ratio between affordable rent and intermediate housing will no longer be amended and remain at 60:40 to reflect the issues of deliverability of affordable rent when there is little grant available to subsidise this form of affordable housing.
2766/01/015/SP2.4/O	B Wilson <i>W.R. Newland and Sons Ltd</i>	Object	Soundness - Effective SP2.4	The policy should include more flexibility to allow affordable housing required to be reduced where a proposed development would be unviable.		Change	Policy SP2.4 will be rewritten to reflect the evidence of the Local Plan viability report. A new, lower, minimum requirement will apply across the borough with similar flexibility arrangements as currently apply to sites in the Croydon Opportunity Area being extended to District Centres and other sites in the borough.

2942/01/009/SP2.4/O	Dr Anwar Ansair <i>AA Homes and Housing</i>	Object	SP2.4	<p>This policy and its justification like policy SP 2.3 has not been re-considered in the light of new government policy and will very quickly date. In a recent letter from Cllr Alison Butler published in 'The Guardian 12/10/15, it was noted that in Croydon, there is a need for larger amounts of affordable housing to be for social or affordable rent because of the high cost and lack of affordability of housing in the borough.</p> <p>This being the case, in theory, a policy to have 50% affordable housing on any new sites would be sensible. However, already the government has indicated that it wants to make sure that more of the affordable housing element is for sale so that there is an increase in home ownership. With the Housing and Planning Bill if enacted, the first slice of affordable housing in the form of 'starter homes' to buy at 80% market price would be applied to any new development. These do not provide permanent affordable housing since they can be sold after 5 years onto the market. These units offer no s106 for other housing or infrastructure either. They are likely to be desirable to developers since there is no requirement to involve a housing association. Then affordable housing can be considered but how much is viable will depend on the site-it is likely that Social Rent will be the least viable of the options as it requires the most subsidy. The Council needs to consider in the light of the Housing and Planning Bill and most recent government policy statements about encouraging affordable housing to buy and about sales of Council housing stock what is the best it can do to try to secure the highest amount and most appropriate mix of affordable housing that will help its residents. The Council should bear in mind that it will need to be flexible with these policies. This will be in the context of losing existing affordable stock to tenants buying it. Further, developers also have the ability to negotiate down affordable housing requirements at appeal because of the impact on viability so that whatever percentage is required in any Local Plan may not be achievable. There is little chance that a policy requiring affordable housing to rent would be in accordance with government policy beyond 2015, certainly not for the whole period of the Plan to 2036. There may be more scope if this policy includes starter homes but undermining this will be sale of housing association and council stock.</p>	The policy should reflect any changes as a result of the Housing and Planning Bill and the impact on social or affordable rent. Change	Starter homes will be added to the policy as a form of intermediate affordable housing (as they are meeting the same need).
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6471/04/001/SP2.4/O	<i>Egan Property Asset Management</i>	Object	SP2.4	<p>The preferred approach of reviewing the 'viability' of affordable housing provision inside the Opportunity Area every year, rather than every 3 years, would undermine the certainty that developers and investors need, and could undermine such investment and development in the Opportunity Area going forward. The National Planning Policy Framework (Paragraph 173) states that, "sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened". The proposed annual review of affordable housing targets inside the OA would create such a policy burden with the potential to adversely affect the viability of future development in that locality. The Opportunity Area is crucial to the delivery of housing in Croydon and, given the scale of projects likely to occur in the Opportunity Area and their greater sensitivity to economic change given the competing land issues in the area, the Opportunity Area faces unique constraints in relation to the delivery of this housing. Given this, a three-year review of affordable housing is more appropriate in this unique location rather than the annual review that is proposed, given the constraints and risks prevalent in the OA.</p>	Affordable housing in the Opportunity Area should be reviewed every 3 years.	Change	<p>The review of the minimum requirement for affordable housing will be removed across the borough as there is no longer any evidence to support it as house prices have now risen beyond the highest point envisaged in the original Dynamic Viability Model. Instead a new fixed minimum requirement of 30% will apply borough wide with the same flexibility that currently applies in the Croydon Opportunity Area.</p>
1121/01/001/SP2.4 (Table 4.1)/C	Mrs Tracy Cullen <i>Croydon Churches Housing Associ</i>	Comment	Soundness - Effective SP2.4 (Table 4.1)	<p>We are currently planning on 30% affordable rent and 70% shared ownership subject to grant for both. If no grant is available for affordable rented homes then we may have to look again at our financial plans. If we were required to deliver more affordable rented homes it may reduce the number of homes delivered.</p>	Change	<p>The ratio between affordable rent and intermediate housing will no longer be amended and remain at 60:40 to reflect the issues of deliverability of affordable rent when there is little grant available to subsidise this form of affordable housing.</p>	

1592/02/001/SP2.4  
(Table 4.1)/C

Croydon Partnership Ltd

Comment Soundness - Effective SP2.4 (Table 4.1)

The Partial Review proposes numerous changes to the currently adopted Policy SP2. Undoubtedly the proposed change which will have the most significant impact upon whether development comes forward as planned in the COA is the proposed increase to the minimum requirement of affordable housing provision from 15% to 50%.

This proposed change to adopted policy represents a significant shift in approach and will potentially place a great pressure on the genuine deliverability of developments coming forward, in particular significant town centre schemes where residential floorspace is one of many elements.

When bringing forward policy changes of this importance the Council need to be mindful of their own overarching strategic policy objectives to redevelop the COA to facilitate the comprehensive regeneration of the town centre, in addition to the strategic objectives for the Mayor. These policy objectives have been in place in some form for over twenty years and are still largely unfulfilled. Our client's proposals will clearly initiate the regeneration of the town centre and therefore the Council should seek to apply Policy SP2 (if amended as per the Partial Review) in the context of the existing regional and local policy framework.

Delivery of homes is one of the principal objectives for the COA to achieve the level of regeneration required. This was a point set out clearly by the Inspector during the Examination in Public ahead of the Croydon Local Plan: Strategic Policies being adopted in April 2013 who recognised that the basis of Policy SP2 was to deliver housing which is 'vital' to the Plan. We would argue that this point still remains and any proposed changes to the Policy therefore need to be carefully considered to ensure the objective to deliver homes is not compromised.

We request that you consider these comments carefully in light of the long term strategic aspirations for the delivery of town centre redevelopment in Croydon, and in particular with respect to the delivery of new residential development in Croydon. Emerging planning policy should be mindful of prejudicing the ability for the Mayor and Croydon to realise the most important policy aspirations.

Change

Policy SP2.4 will be rewritten to reflect the evidence of the Local Plan viability report. A new, lower, minimum requirement will apply across the borough with similar flexibility arrangements as currently apply to sites in the Croydon Opportunity Area being extended to District Centres and other sites in the borough.

2747/01/002/SP2.4  
(Table 4.1)/O

Barratt Homes

Object SP2.4 (Table 4.1)

The Croydon consultation proposes to change the Affordable Policy for the Opportunity Area from 15% 60/40 to 50% 75/25. This is contrary to the London Plan and is opposed on this basis.

The affordable homes policy should comply with the London Plan.

Change

The policy will be changed in light of the evidence provided by the Local Plan viability report. A new, lower, minimum requirement of 30% will apply across the borough with similar flexibility as applies currently in the Croydon Opportunity Area extended to district centres and other sites across the borough.

2840/01/001/SP2.4 (Table 4.1)/O	Edward Brown  UBS	Object	SP2.4 (Table 4.1)	The proposed change from a 60:40 ratio to 75:25 between affordable or social rent and intermediate low cost home ownership is not the most appropriate approach to meeting strategic housing needs since it would deter residential developers from investing in Croydon (due to the financial impact of the ratio change) which will ultimately detrimentally impact the delivery of affordable homes.	The split between affordable or social rent and intermediate low cost home ownership should not be 72:25	Change	The ratio of affordable rent to intermediate affordable housing will no longer be changed and the current 60:40 split will continue to apply to ensure the policy is deliverable.
2844/02/003/SP2.4 (Table 4.1)/O	<i>Henderson Global Investors</i>	Object	SP2.4 (Table 4.1)	The proposed change from a 60:40 ratio to 75:25 between affordable or social rent and intermediate low cost home ownership is not the most appropriate approach to meeting strategic housing needs since it would deter residential developers from investing in Croydon (due to the financial impact of the ratio change) which will ultimately detrimentally impact the delivery of affordable homes.		Change	The ratio of affordable rent to intermediate affordable housing will revert back to 60:40 as the proposed higher ratio is unlikely to be deliverable without significant grant for the affordable rent, which is unlikely to be available.
2844/01/002/SP2.4 (Table 4.1)/O	<i>Henderson Global Investors</i>	Object	SP2.4 (Table 4.1)	The proposed change from a 60:40 ratio to 75:25 between affordable or social rent and intermediate low cost home ownership is not the most appropriate approach to meeting strategic housing needs since it would deter residential developers from investing in Croydon (due to the financial impact of the ratio change) which will ultimately detrimentally impact the delivery of affordable homes. We do not feel that a 75:25 ratio between affordable or social rent and intermediate low cost home ownership is deliverable since it would deter residential developers from investing in Croydon (due to the financial impact of the ratio change) which will ultimately detrimentally impact the delivery of affordable homes.		Change	The ratio of affordable rent to intermediate affordable housing will revert back to 60:40 as the proposed higher ratio is unlikely to be deliverable without significant grant for the affordable rent, which is unlikely to be available.

2822/01/001/SP2.4  
(Table 4.2)/O

*Menta Redrow LTD*

Object

SP2.4 (Table 4.2)

A very significant increase in the "minimum requirement" of affordable housing is proposed increasing from 15% to 50% both outside and within the Croydon Opportunity Area. In our experience across London, the complexity and cost of town centre development means that it is extremely unlikely for this level of affordable housing to be viable in current market conditions. Within the Croydon Opportunity Area this level of affordable housing is considered to be unviable and if treated as an absolute "minimum requirement" will make proposals unviable and undeliverable which will undermine the strategic objectives for the area. Minerva/Delancey considers that this "minimum" would have significant ramifications for large scale development which is a strategic objective of the Council and that this policy would stifle development. Such policy changes should be seen in the wider context of Government changes to buy to let policy which is rippling through the investment and market and is particularly relevant to Croydon. The change from 60:40 to 75:25 ratio between affordable or social rent and intermediate low cost home ownership will exacerbate this viability concern. It is unclear as to how the review mechanism will operate in respect to "policy flexibility". The draft policy states that a review mechanism will be agreed "if it is not viable to provide affordable housing on site, on a donor site or through a commuted sum". Clarity should be provided as to how this relates to the "minimum requirements".

The minimum requirements should consider the impact on viability. It should be made clearer how the review mechanism will operate in respect to policy flexibility and how it relates to minimum requirements.

Change

The policy will be changed in light of the evidence provided by the Local Plan viability report. A new, lower, minimum requirement of 30% will apply across the borough with similar flexibility as applies currently in the Croydon Opportunity Area extended to district centres and other sites across the borough.

A very significant increase in the "minimum requirement" of affordable housing is proposed increasing from 15% to 50% both outside and within the Croydon Opportunity Area. In our experience across London, the complexity and cost of town centre development means that it is extremely unlikely for this level of affordable housing to be viable in current market conditions. Within the Croydon Opportunity Area this level of affordable housing is considered to be unviable and if treated as an absolute "minimum requirement" will make proposals unviable and undeliverable which will undermine the strategic objectives for the area. Minerva/Delancey considers that this "minimum" would have significant ramifications for large scale development which is a strategic objective of the Council and that this policy would stifle development. Such policy changes should be seen in the wider context of Government changes to buy to let policy which is rippling through the investment and market and is particularly relevant to Croydon. The change from 60:40 to 75:25 ratio between affordable or social rent and intermediate low cost home ownership will exacerbate this viability concern. It is unclear as to how the review mechanism will operate in respect to "policy flexibility". The draft policy states that a review mechanism will be agreed "if it is not viable to provide affordable housing on site, on a donor site or through a commuted sum". Clarity should be provided as to how this relates to the "minimum requirements".

The minimum requirements should consider the impact on viability. It should be made clearer how the review mechanism will operate in respect to policy flexibility and how it relates to minimum requirements.

The policy will be changed in light of the evidence provided by the Local Plan viability report. A new, lower, minimum requirement of 30% will apply across the borough with similar flexibility as applies currently in the Croydon Opportunity Area extended to district centres and other sites across the borough.

0203/01/001/SP2.5/C

Mr Charles King  
*East Coulsdon Residents' Associat*

Comment

SP2.5

We note that in the borough as a whole there is a need for more family sized home of 3 or more bedrooms: "The need for larger homes for families in Croydon was identified in the Croydon Strategic Housing Market Assessment". However, in a number of areas in the south of the borough such as Coulsdon there are already too many large properties of four and five bedrooms and a lack of smaller two and single bedroom houses and apartments. This is reflected in the number of older large properties that are now being converted into multiple occupancies. There is clearly a need for smaller properties for first time buyers and children of existing families to remain in the area. The area of Coulsdon has a population with higher average age than Croydon as a whole and is in need of smaller accommodation for older people to down size, together with the need to provide more property designed for retired people.

More smaller sized properties should be provided so that people are able to downsize from their larger properties.

No change

The policy, whilst setting a minimum proportion of larger homes to be provided on a site, by default allows for smaller homes too as in no location is the requirement for larger homes greater than 70%. Currently a large number of smaller units are being built across the borough, in particular in town centres, albeit predominantly flats. However as all homes should be built to the equivalent of the Lifetime Homes standards they should all be suitable for people downsizing from larger properties.



0886/01/001/SP2.5/C	Mr Andrew McNaughton <i>Rymack Ltd</i>	Comment	SP2.5	<p>It is welcomed that Croydon recognises the need for larger family homes as most recent development has been flats in very high density schemes. This means that nearly 800 homes per year will be focused as family needs. However there is a conflict between the provision of 800 &gt;3 bed dwellings and policy SP7. The desire to protect all green belt, open land and green spaces will be in conflict with this aspect. Green land (now green field) is protected and the attempt to provide this level of housing in existing areas will adversely affect the character of existing residential areas. A pragmatic approach of small scale realease of green belt land would provide enough space for those targets, especially where the land is not publically accessible.</p> <p>It is not possible to protect all open space/green belt and achieve the housing targets. To satisfy the need for family housing requires acceptable levels of garden space and the ability to provide 800 family homes per year can only be achieved by developing business parks/industrial areas (brownfield) which reduces both employment and commercial opportunities. These will need to be relocated in more peripheral locations that are not as accessible.</p> <p>We welcome the level of development proposed as being appropriate to the needs and demands of the local population. Where there is a discrepancy is focused of how and where this level of development can be provided. As the vast majority of recent development has bee focused on high density flatted schemes, this has led to a large backlog in the provision of more traditional family homes. Small scale release of green belt land that is not publically accessible would provide enough space for the level of development required.</p>	No change	<p>The reasoned justification for the associated policy in the Croydon Local Plan: Detailed Policies and Proposals (Policy DM1) recognises that in the early years of the Plan the policy requirements may be difficult to achieve as it will take time for both the development industry and households to adjust to a new form of development envisaged by the Plan. However, the Plan is predicated on London meeting its housing need for all types of home without building on Green Belt land, and to achieve this will require more larger homes in higher density, probably flatted developments and not the traditional detached and semi-detached development found on greenfield sites.</p>
1121/01/003/SP2.5/O	Mrs Tracy Cullen <i>Croydon Churches Housing Associ</i>	Object	Soundness - Effective SP2.5	<p>I am not sure if this policy is deliverable and may put developers off developing in Croydon. There is a shortage of land in Croydon which already limits the number of houses built, and from experience residents do not want three-bedroom flats. Requiring three-bedroom flats will drive up costs on developments in general which may take some schemes financially unviable.</p>	No change	<p>It is recognised that it will be diifficult to achieve this strategic target (the policy mechanism for doing so being in Policy DM1). However if London is to develop within its existing boundaries without encroaching on to Green Belt it will need to develop family homes in flatted developments, and this change is reflected in the Croydon Local Plan's proposed policies.</p>

1121/01/002/SP2.5/C	Mrs Tracy Cullen <i>Croydon Churches Housing Associ</i>	Comment	Soundness - Effective SP2.5	This policy does not specify any requirements for adapted properties. Is this an omission?		Not Duly Made	No changes have been proposed to our policy on this matter. In any case the on-site policy requirements for adapted properties are included in the London Plan (referenced in paragraph 4.14 of the Local Plan) so it would be a duplication to have policy in the Croydon Local Plan as well.
1956/04/007/SP2.5/O	Kevin Smith <i>Croydon TUC</i>	Object	SP2.5	Strategic Policy SP2.5 can be interpreted as meaning that the mix of homes provided in the Croydon Opportunity Area will not be expected to produce mixed and balanced communities, because most homes will be studio to two bedrooms, making a predominance of the new population as single, couples and sharers, and families with two children with limited space, with a possibility of a single adult and an elderly relative being cared for. The taller the tower blocks built in the Area there may be scope for larger homes but these will be very expensive and only affordable by buyers who can afford to have more rooms than their bedroom requirements. It is understood that the taller the tower the more expensive it becomes to build with developers arguing that they cannot afford to the 'affordable housing provision.	SP2.5 should be amended to "aspiring to 80% of all new homes within the Croydon Opportunity Area having two or more bedrooms by 2036".	No change	Former clause c) of Policy SP2.5 has been superseded by proposed Policy DM1 of the Croydon Local Plan: Detailed Policies and Proposals and so it is no longer required.
2161/05/001/SP2.5/O	<i>Guildhouse Rosepride LLP</i>	Object	SP2.5	The increase in the requirements for 3-bedroomed homes in the Opportunity Area (OA) (i.e. the amendment of SP2.5a and the deletion of SP2.5c) is wholly inappropriate and will have the effect of reducing investment in this critical area because the demand for homes across much of the OA is not by families. Central areas (i.e. the OA) are generally unsuitable for family (i.e. 3-bedroomed) accommodation as access to open space and facilities (e.g. schools, medical facilities, childcare) is limited and difficult to provide giving the competing demand on very scarce land resources in such locations. The proposed increase in 3-bedroomed units in the Opportunity Area is not properly justified. The Council's own OAPF, for instance, has in fact stated that even a 20% provision may not be possible on all sites within the OA, and in fact noted that it may not be desirable to have high levels of family housing in the most built up and busy areas.	The requirement for 3 bedroom homes in the Opportunity Area should be removed.	No change	More detailed targets for the proportion of three bedroom homes are set out in Policy DM1 of the Croydon Local Plan: Detailed Policies and Proposals. These detailed targets supersede the overall target in Policy SP2.5 and are in line with the indicative targets in the Croydon Opportunity Area Planning Framework.

2690/01/004/SP2.5/S	Miss Nicola Hume <i>Persimmon Homes</i>	Support		SP2.5	Persimmon are supportive of the larger house types that the Council are looking to seek within policy SP2.5. We believe that this is of importance as it allows the different housing needs to be met within the borough.		Welcome support	
2691/01/002/SP2.5/O	<i>Hyde Housing Association</i>	Object		SP2.5	Hyde also have concerns with the proposed inclusion of a uniform borough-wide dwelling mix, which is not considered appropriate (SP2.5) or reflective of the highly varied urban environments across the borough. The previous policy suggested that 60% of all new homes outside the Croydon Opportunity Area up to 2031 should have three or more bedrooms, which rightly recognises that higher density developments are less appropriate for such a high proportion of family homes is correct for the Opportunity Area. However the removal of the area specific exclusion of the Croydon Opportunity Area is not considered appropriate. The Croydon Opportunity Area is an urban, high density environment. The requirement to provide 50% of new homes with three or more bedrooms is unrealistic and is not conducive to delivering the much needed new homes within the Opportunity Area. Furthermore part b. of this policy includes a clause that a preferred unit mix will be set on individual sites in the Croydon Local Plan: Detailed Policies and Proposals apply to sites of 10 or more homes across the borough including sites within the Croydon Opportunity Area, which appears to contradict Policy SP2.4 part a.	Suggested reworded policy: a. Setting a strategic target for 50% of all new homes outside the Croydon Opportunity Area up to 2036 to have three or more bedrooms unless specified within the Croydon Local Plan: Detailed Policies and Proposals; b. Setting a preferred unit mix on sites within the Croydon Opportunity Area.	No change	More detailed targets for the proportion of three bedroom homes are set out in Policy DM1 of the Croydon Local Plan: Detailed Policies and Proposals. These detailed targets supersede the overall target in Policy SP2.5 for dwelling mix in the Croydon Opportunity Area, are in line with the indicative targets in the Croydon Opportunity Area and across the borough are reflective of accessibility and character of each area. Overall they will help to achieve the 50% strategic target but reflect that not all areas will achieve 50% provision of three bedroom homes.
2766/01/014/SP2.5/O	B Wilson <i>W.R. Newland and Sons Ltd</i>	Object	Soundness - Effective	SP2.5	The reduction in the requirement for the proportion of 3+ bedroom dwellings from 60% to 50% is welcomed. However the policy should be reworded to be more flexible to enable an exception to be made to reflect localised need or the character of the area.		No change	A more detailed policy is provided in the Croydon Local Plan: Detailed Policies and Proposals which reflects character across the borough. Overall the policy reflects the need for homes of different sizes across the borough.

2942/01/010/SP2.5/O	Dr Anwar Ansair <i>AA Homes and Housing</i>	Object	SP2.5	<p>The Council commissioned a Strategic Housing Market Appraisal (SHMA) in 2013 in association with the preparation of this Local Plan. This sets out that the requirement for houses with 3+bedrooms is around 40% based on either of two housing projections of need. The policy at SP 2.5 requires 50% overall of housing should be 3+ bedrooms. This does not tally with either of the projections and is not justified by the evidence upon which the policy is meant to be based. The policy is unlikely to be deliverable because it is excessive and not justified by the SHMA. it is not likely to be viable on smaller sites especially in the outer sites where levels of 60-70% 3+ bed units are required. The proposed policy is illogical in its detailed application. It requires the highest proportion of family housing (3+ bedrooms) mostly in the least sustainable locations. The highest proportion of 3+ bedroom houses (70%) are required in the less accessible (low PTAL) areas of outer Croydon then fewer (60%) in the higher PTAL areas. More 3+ bed houses have a higher child yield and this is likely to add to traffic pressure especially related to schools. The inner areas at 50% and 40% make slightly more sense as higher PTAL inner areas are better suited to smaller residential units being close to workplaces.</p>	<p>The requirement for 3 bedroom homes should be reduced in line with the Strategic Housing Market Assessment and London Plan, particularly in areas of low PTAL which are the least sustainable locations.</p>	No change	<p>The Strategic Housing Market Assessment identifies a need for 63.5% of market homes and 32% of affordable homes to have three or more bedrooms. When these figures are weighted and amalgamated to reflect the strategic target for 40% of homes to be affordable and 60% to be market it works out that 50.9% of all homes should have three or more bedrooms, hence the proposed target in Policy SP2.5. Proposed Policy DM1 in the Croydon Local Plan: Detailed Policies and Proposals provides more detailed targets for delivery of larger homes and reflects that the most sustainable locations for development should have the higher density developments, which will tend towards a higher proportion of smaller units.</p>
6471/03/001/SP2.5/O	<i>Egan Property Asset Management</i>	Object	SP2.5	<p>The increase in the requirements for 3-bedroomed homes in the Opportunity Area (OA) (i.e. the amendment of SP2.5a and the deletion of SP2.5c) is wholly inappropriate and will have the effect of reducing investment in this critical area because the demand for homes across much of the OA is not by families. Central areas (i.e. the OA) are generally unsuitable for family (i.e. 3-bedroomed) accommodation as access to open space and facilities (e.g. schools, medical facilities, childcare) is limited and difficult to provide giving the competing demand on very scarce land resources in such locations. The proposed increase in 3-bedroomed units in the Opportunity Area is not properly justified. The Council's own OAPF, for instance, has in fact stated that even a 20% provision may not be possible on all sites within the OA, and in fact noted that it may not be desirable to have high levels of family housing in the most built up and busy areas.</p>	<p>The requirement of 3 bedroom homes in the Opportunity Area should be removed.</p>	No change	<p>More detailed targets for the proportion of three bedroom homes are set out in Policy DM1 of the Croydon Local Plan: Detailed Policies and Proposals. These detailed targets supersede the overall target in Policy SP2.5 and are in line with the indicative targets in the Croydon Opportunity Area Planning Framework.</p>

0100/02/006/SP2.6/O	I Djemil	Object	SP2.6	Add to policy SP2.6'ensuring that new homes are built to meet the needs of someone with a disability or learning difficulties'.	Not Duly Made	Only marked up changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
0100/02/002/SP2.6/O	I Djemil	Object	SP2.6	The Croydon Local Plam fails in addressing the housing needs of the disabled and people with learning difficulties.	No change	Policy SP2.6 on 'Quality and Standards' refers to the Mayor's Housing SPG and National Technical Standards (or equivalent) . These documents contain standards for provision for disabled in housing. The Croydon Local Plan does not repeat the Mayor's guidance and policies of the London Plan which must also be considered when planning applications are made to Croydon Council. Policy SP2.5 also states in 'Mix of Homes by Size' that the Council will seek to ensure that a choice of homes is available..' and that the Council will work with partners ' to facilitate the provision of specialist supported housing for elderly and vulnerable
0203/01/027/SP2.6/S	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Support	SP2.6	We support the larger size rooms for new housing set out in the Mayor's Standards for room sizes in the London plan.	Welcome support	

1669/01/008/SP2.6/C

Mr James Stevens

*Home Builders Federation Ltd*

Comment

SP2.6

The Council should have regard to the outcome of the Minor Alterations to the London Plan (MALP) examination. It will need to take into account the costs associated with this. This is why it is essential that the Council updates its local plan viability assessment. The cost of complying with Part M4 (3) is particularly onerous and will cause difficulties in terms of the viability of schemes. The Mayor of London proposes in the MALP that the problem of viability associated with compliance with Part M4 (3) – which he acknowledges – should be addressed on a case-by-case basis. We do not think that this is an acceptable approach, or an approach that accords with the requirements of the NPPF, which specifically requires that a local authority assesses the cumulative impact of all existing and local standards. While the Mayor may be allowed to do this for the London Plan, we consider that it would be in the interests of Croydon to locally assess the cost of the policy requirement. It will need to do so to ensure that the cost of these building standards in conjunction with other costs (not least the 50% affordable housing requirement) will not jeopardise delivery.

We would also expect to see a better justification for the local necessity of the adopting the part M standards and the Nationally Described Space Standard. We refer the Council to the NPPG. While these standards may be set by the London Plan, there may be a case for Croydon not adopting all of them in view of the difficulties this could impose on delivery.

Part b refers to 'minimum design and amenity standards set out in the Croydon Local Plan: detailed policies and proposals'. We assume that this document is now adopted. The Council will need to ensure that it has reflected the cost of these other standards in its updated viability assessment. However, in view of the housing undersupply in Croydon compared to need, which amounts to 1,000 dwellings per year, we would question the efficacy of adopting these other amenity standards

No change

A full viability assessment has been carried out for the Local Plan and found that this policy is deliverable.

0112/04/001/SP2.7/O	Mr Roy Colbran <i>Whitgift Estate Residents Associati</i>	Object	Soundness - Effective	SP2.7	I note that criteria a to d are solely addressed to the needs of the travellers and gypsies. Only clause e relates to the impact on the local environment and mentions only biodiversity. There is no requirement to consider the wider impact on the local environment generally nor on nearby residents. This is a very serious omission. You cannot have a travellers site without a major effect on the locality. A further requirement is essential.	Add a clause f) Must be totally acceptable in relation to its impact on the local environment and residents in the general vicinity.	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
0320/02/007/SP2.7/C	Mr Tarsem Flora <i>Flora Associates</i>			SP2.7	SP 2.7 Travellers Sites (p. 19) We note the council comment "should not have an unacceptable adverse impact on the biodiversity of the borough In spite of this we feel that the 3 sites that are being offered will have a biodiversity impact.. I have received many comments on the wrong choice of sites, but do understand that the choice is limited. Any chance of a review?+		Not Duly Made	Only marked up changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
1690/01/007/SP2.7/O	Mrs Christine Clark	Object		SP2.7	With regard to the traveller site. Travellers move around the countryside so why put a traveller site in such a residential area.		No change	The locatiional criteria for gypsy and traveller sites in Policy SP2.7 was developed from the Communities and Local Government Good Practice Guide 2008. The sites selection was made on the basis of this and informed by the Planning Policy for Traveller Sites August 2015 with further amendments to detailed criteria for sites selection following discussion with council officers who work with the gypsy and travelling community. This latter discussion established that the travelling community prefer to have privacy and some separation from the exisitng residential community if possible but also need access to esential services including health and education. The detailed site selection criteria used to establish the suitability of sites and the subsequent scoring of sites against this criteria are available on Croydon's website at <a href="http://www.croydon.gov.uk/plannin gandregeneration/framework/lpevidence/places-of-croydon">www.croydon.gov.uk/plannin gandregeneration/framework/lpevidence/places-of-croydon</a> .

1980/01/001/SP2.7/O	Dr Kevin Barber	Object	Soundness - Justified	SP2.7	Add criteria to SP2.7- 'f) Must be entirely acceptable in relation to its impact on nearby public spaces and residents and businesses in the area' This would mean site 502 and 661 would be in appropriate locations.	Amend SP2.7 to add one extra criteria on impact of gypsy and traveller sites on nearby public spaces, residents and businesses in the area.	Not Duly Made	This comment is not duly made as Policy SP2.7 is not being consulted on, with only an amendment to the number of pitches to be provided and the removal of part of one criteria in ©- and be near bus routes and other transport nodes'.
1997/01/001/SP2.7/O	Mr Ian Hornby	Object		SP2.7	SP 2.7 makes no mention of the impact on the surroundings of the site and nearby residents. I am of the view that an additional criteria should be added. E.g. "Must be acceptable in relation to its impact on nearby public spaces, residents, businesses and take into account of pressures on local traffic, schools and medical practices." If this were included, proposals 502 (Coombe Farm) and 661 (Coombe Lodge Nurseries) would immediately be seen to be unacceptable. Coombe Lane / Coombe Road is already very congested as a major route into Croydon, all local primary schools are heavily oversubscribed as are GP practices. Coombe Farm is within the the confines of Lloyd Park and any change of usage should comply with the terms of the original deed of gift from Frank Lloyd.	An additional criteria should be added to the policy: "Must be acceptable in relation to its impact on nearby public spaces, residents, businesses and take into account of pressures on local traffic, schools and medical practices."	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made
2162/01/002/SP2.7/O	Mr Richard Sawyer	Object		SP2.7	SP2.7 makes no reference to the impact on surroudings or local residents.	Additional criterion should be added to policy.	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made



2168/01/003/SP2.7/O	Mr Duncan Clarke London Borough of Sutton	Object	Soundness - SP2.7 Effective	Paragraph 9.28 of the Croydon Gypsy and Traveller Needs Assessment (RRR Consultancy for LBC, 2013) identified that, between April 2012 and June 2013, there were 127 unauthorised encampments by Gypsies and Travellers and yet it is proposed to provide one emergency stopping place only. Furthermore, in SP2.7, a reference to this emergency stopping place appears to have been omitted and, on Page 192 of the Detailed Policies and Proposals where Gypsy and Traveller sites are defined, there is again no reference to an emergency stopping place. The London Borough of Sutton is interested to know why an identified need is not being considered within the options documents and questions whether the draft policy is justified.	Change	The supporting paragraph to the policy has been amended to refer to an emergency stopping place. An emergency stopping place has been considered alongside permanent sites for gypsy and travellers. Initially it was planned that any permanent site identified as suitable would also accommodate a stopping place and the site options considered in the Croydon Local Plan: Detailed Policies and Proposals (Preferred Option) were assessed for this. However these site options have been determined as no longer the preferred option. No suitable site has been identified and the preferred site is of insufficient size to accommodate a stopping place as well as permanent pitches which are considered a priority to meet the needs identified in the Gypsy and Traveller Accommodation and Needs Assessment. Proposals for an emergency stopping place will be considered in the context of the NPPF, the London Plan and the criteria of Strategic Policy SP2.7
2298/01/001/SP2.7/O	Mrs Angela Partovi	Object	SP2.7	SP2.7 makes no mention of the impact on the surroundings of the site and nearby residents. Accordingly an additional criterion (f) that reads the following should be added: "f. Must be entirely acceptable in relation to its impact on nearby public spaces and residents and businesses in the area." If this were included then the proposals for sites Nos. 502 Coombe Farm and 661 Coombe Lodge Nurseries would immediately seem to be inappropriate. Coombe Lodge Nursery is by the lovely gardens of Coombe Wood and tea room and woods are a pleasant peaceful place to visit. Coombe farm is green belt land in Lloyd Park bequeathed to people of Croydon by the Lloyd Family and where people enjoy the benefits of the open spaces, children playing happily, joggers, walkers and sports participants all enjoy and feel the benefit of the lovely area. There are so few lovely spots in Croydon, why blight these? Do we have to keep downgrading Croydon?	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made

2586/02/003/SP2.7/O	Anna Bannon	Object	Soundness - Effective	SP2.7	An additional criterion should be added to SP2.7 as it makes no mention on the surroundings of the site or local residents	Add clause f) "Must be entirely acceptable in relation to its impact on nearby public spaces and residents and businesses in the area"	No change	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
2587/01/001/SP2.7/O	Mr Abdul Sultan	Object	Soundness - Effective	SP2.7	SP2.7 makes no mention of the impact on the surroundings of the site and nearby residents.	An additional criterion, f, should be added: "Must be entirely acceptable in relation to its impact on nearby public spaces and residents and businesses in the area."	Not Duly Made	Only marked changes to adopted Strategic Policies are subject to consultation and therefore this comment is not duly made.
2636/01/004/SP2.7/O	Mrs Krystyna Joanna	Object		SP2.7	SP2.7 on the Council's proposals to deliver 39 additional gypsy and traveller sites indicates that land will be allocated in accordance with the proposals, but that any ADDITIONAL sites that are not so allocated should meet some stated criteria, including good access to local shops and essential services and good transport access; these seem to be the criteria that were excluded from the the proposed allocation, suggesting that any alternative proposals would need to meet stiffer criteria. Is this fair and even handed? The basis of the criteria weightings are unclear.		No change	SP7.2 criteria was considered in the assessment of sites for the proposed allocation and sites were scored accordingly with a lesser score if there were further away from services. The Assessment of sites evidence document included a description of the weighting for each item with the colour of red, amber or green indicating the degree of issue/ non issue for the site to be suitable to be developed as a gypsy and traveller site.
2639/01/001/SP2.7/C	Mr J Skillicorn			SP2.7	SP2.7 makes no mention of the impact on surroundings or residents. The following should be added:;  IT MUST BE ENTIRELY ACCEPTABLE IN RELATION TO ITS IMPACT ON NEARBY PUBLIC SPACES AND RESIDENTS AND BUSINESSES IN THE AREA  If this was included for site 502 it would be realised that the development was inappropriate due to the green belt and the lovely gardens of Coombe wood  These areas should be left to families and dog walkers to enjoy the open space		Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made

2648/01/006/SP2.7/C	Ms Denise Hall	Comment	SP2.7	<p>As residents, we feel very uninformed about whether permanent buildings will be in place or whether the people will come and go? Will they pay Council tax in order to have their rubbish and green waste removed? How will the families get fresh running water, electricity or gas etc? I currently pay a huge mortgage and £244 per month in council tax and even more in utility bills for these kinds of services and to live in this green belt area. I also take the greatest care of the area and help to maintain the local parks green space whenever I can.</p> <p>We are also confused about the term 'Traveller' which implies that the residents do not wish to have fixed abodes and have chosen an alternative kind of lifestyle which does not require purchasing land of their own or having council properties or land provided for them. Where do they find work and pay tax etc? Where will the young children go to school? Will the semi-permanent homes be eligible for school places and will we have enough places in the local area? As residents, we would appreciate more information about what exactly the sites entail.</p>	No change	<p>Romany Gypsies, English Gypsies and Irish Travellers are each separate ethnic groups. It is part of their cultural and ethnic identity that they travel, not a lifestyle choice. Members of each of these communities who live in Croydon are subject to the same rules as every other person and are entitled to the same access to services as any other resident in Croydon. When sites come forward they will require planning permission and details of what the sites will entail including the facilities and accommodation will be available as part of the planning application process for the public to view and comment on.</p>
2655/01/002/SP2.7/C	Luci Mould <i>Reigate and Banstead Borough Co</i>	Comment	SP2.7	<p>Policy SP2.7: Gypsies and Travellers – We acknowledge the commitment to progress allocations to meet the need for Gypsy and Traveller pitches but understand that due to constraints you will only be able to provide 79% of need. Reigate &amp; Banstead Borough Council undertook a Traveller Accommodation Assessment (TAA) in 2013 and is in the process of updating that study to inform work on our Development Management Plan. Whilst we are committed to meeting our identified needs as fully as possible, we have not yet been able to conclude whether sites can be allocated to meet the full level of need in a sustainable way and without compromising the purposes or integrity of the Green Belt. We will keep you informed of our work on this matter through our existing joint working arrangements and would request that you continue to keep us informed as your documents progress.</p>	No change	<p>We note the comment and will continue to keep you informed about the Croydon Local Plan as it progresses.</p>

2685/01/001/SP2.7/O

Dr Peter Newlands

Object

SP2.7

This Policy makes no reference to the impact it would have on the surroundings of the site and nearby residents. Additional criteria should be added whereby development of the site must be acceptable in relation to its impact on nearby public spaces, residents, businesses and local traffic, schools and medical practices. If such criteria were applied then sites 502 and 661 would be considered unacceptable. Coombe Lane/Coombe Road is already very congested.

Not Duly Made

Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made

2719/01/003/SP2.7/O	Mr Chris Hutchinson Royal Russell School	Object	SP2.7	<p>We feel that the scoring mechanism used flawed in some areas. Therefore we request that you confirm if the scoring criteria has been independently reviewed and provide further explanation and clarification on the following points:</p> <p>Page 4.3.2 'A' road location deemed unnecessary due to travelling community identifying the site by word of mouth, rather than requiring a prominent location. Is site access via B roads appropriate considering the vehicles to be used?</p> <p>Page 4.3.5 This section acknowledges that building on Green belt land is unlikely to be acceptable and the impact on openness must be considered. This is not reflected in the scoring or the outcome.</p> <p>Page 4.3.8 Public Transport Accessibility was removed as a requirement as the travelling community prefer to use their own transport. This contradicts the Community and Local Government guidance. This is not acceptable and public transport should be encouraged at all times.</p> <p>Page 5.3.8 A Privacy criteria has been included and there is no detail to support this requirement. This criteria scores the highest mark of +10 points for 'separation from the existing residential community'. Could you please explain why the privacy of the travellers is the most important criteria in the scoring model? Shouldn't ethnic groups be encouraged to integrate into local communities and not be segregated?</p> <p>Page 5.3.9 Sites are given a RAG status, with Green meaning the site is suitable with 'some minor' issues to overcome. All three sites identified for Traveller site development are coded Green, indicating that building on Green Belt land only a minor issue. Please clarify.</p>	Change	<p>Traffic to and from a Gypsy and Traveller site is not any different to that from a house. They will drive to and from the site in a domestic car and use larger vehicles such as Transit sized vans to go about their working lives in the same way that a builder or plumber would park their business vehicle at their home address overnight. The main difference is that there would be less construction work for a Gypsy and Traveller site compared to the equivalent number of houses on the same site.</p> <p>There is a mistake in the scoring system which will be rectified with regard to Green Belt land. However notwithstanding this error (which scored the sites too highly) the sites consulted upon were all previously developed sites with existing built form where it is conceivable that (subject to compliance with policies on protecting employment land) residential development could also be permitted.</p> <p>It is also true that it would be better to integrate communities more but sadly there is such antipathy and closet racism towards members of the Gypsy and Traveller community from quarters that, unfortunately, they would prefer a more separated location themselves. A more desirable outcome would be to better integrate local communities with all their members including Gypsies and Travellers.</p> <p>There is little point in promoting access to public transport, even if that is what government guidance suggests, if it is known that it is unlikely that residents would use it. It is not known why they prefer to use their own vehicles and may be related to the issue raised above.</p>
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2764/20/004/SP2.7/O

Mr Derek Ritson

Monks Orchard Residents Associa

Object

Soundness - SP2.7  
Effective

The travellers' or Gypsy' lifestyle should not be fully funded by fixed dwelling Council Tax Payers! They should not be given free access to a caravan site at the expense of the local community. Not unless a method of funding is established which ensures costs are not fully borne by council tax payers in fixed dwellings or from Tax payed to central government (Income Tax).

Travellers don't pay council tax (or possibly Income Tax to HMRC) therefore there should be a daily/weekly site/pitch levy to those travellers who choose to use the site/pitches to fund:

- 1 The Costs of building the site;
- 2 The Maintenance of the fabric of the site;
- 3 The Costs of Utilities (Water, Sewage, Electricity) metered if possible;
- 4 The Costs of regular Refuse collection and any cleaning of the area of the site
- 5 The cost of any Security or Policing requirements as a result of any disturbances or other activities - etc.

The administration methodology for collecting site/pitch costs should be designed into the provision of all travellers sites proposed; either by secure 'Pay and Display' tickets checked regularly or by a collector making regular on the spot collections. Unless the travellers/Gypsy's are entitled to any National Insurance funded benefits, Their site fees should cover all costs involved and the costs of fee collection.

The levy should cover cost of provision, administration (collection of fees), pitch maintenance, cost of utilities provided, i.e. electric, water, sewage & refuse collection. (Possibly some recovered by metered provision.) There should be minimal cross subsidy from any other Council Budget lines. Also, if policing is involved, this security element should be included in the site fee. Any travellers not willing to pay site fees should be moved on as these requirements should be a condition of use of the site/pitches.

Comments on specific sites will be provided in later representation forms under CLP2.

The following clauses should be added to Policy SP2.7:

f. Gypsies and Travellers site funding should be by 'pitch' site fees levied on the travellers using those 'pitches' (i.e. equivalent to Council Tax for fixed dwelling residents);

g. Site fees should be based upon daily/weekly duration of stay and number of vehicles/caravans parked on site etc.

Not Duly Made

Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.

2769/01/002/SP2.7/C	Tal Kleiman Tandridge District Council			SP2.7	<p>We also note that the Council will deliver 39 additional Gypsy and Traveller pitches throughout the plan period but are concerned that the delivery of such pitches would not be enough to meet the identified need. Again, the lack of delivery could put pressure on Tandridge to plan for shortfalls in our Local Plan, when we are already under huge pressure to find sites for our sizeable Gypsy, Traveller and Travelling Showpeople population.</p> <p>As explained in relation to housing delivery, we can understand not being able to meet land use needs if there are physical or policy constraints. However, the rationale for explaining why the need for pitches are not being met is, as expressed in paragraph 4.17, that because only 79% of housing is being planned for, then the Council will only make provision for 79% of Traveller need.</p>	<p>It may well be that Gypsy and Traveller's needs cannot be met for quite legitimate constraints. However, if the Council does have the ability to meet its Traveller needs then it should do so. It is not logical or compliant with national policy to not meet the needs of the travelling community because the needs of settled community cannot be met for legitimate reasons.</p>	Change	<p>There are insufficient deliverable sites to meet the complete need for Gypsy and Traveller pitches. The policy will be amended to state that 36 is a minimum target to bring it into line with the policy for homes in general. In addition Policy SP3.2 will be amended to specifically allow both Gypsy and Traveller pitches and Travelling Showpersons sites on Strategic and Separated Industrial Locations in the borough, provided that they have a qualified connection to Croydon. A qualified connection is defined as being resident on an existing authorised site in Croydon ( but with no space to expand), being the parent, grandparent, child, grandchild, brother or sister of a Gypsy Traveller currently resident in Croydon on an authorised site or having resided in Croydon on unauthorised sites for a period of not less than five years ending on the date of adoption of the Local Plan.</p>
2781/01/015/SP2.7/O	Graham Bass	Object		SP2.7	<p>I question some of the supposedly objective detail level judgements that have been fed into the superficially text-book evaluation process &amp; seem to have biased the outcome. Changes to Biodiversity, Social infrastructure, Privacy, Deprivation, &amp; assessments would for example alter the final ranking of sites 120, 468, 502, 661 &amp; 755 significantly. Why such a high negative infrastructure score for site 468 - contamination seems not to be too damning for housing. The fact that the council no longer supplies its own horticulture material has clearly made the splendid old nursery site redundant. I'm very surprised that an alternative, profitable use, one that maybe maintains a level of employment, has not been identified. To end up recommending two adjacent sites in the environmentally sensitive &amp; attractive Coombe area is highly objectionable.</p>		No change	<p>Most other land uses are likely to be more profitable than a Gypsy and Traveller site as, by their nature, they are very low density use of land. There is a need for more sites in Croydon to alleviate overcrowding on the existing site and to meet the need of travellers currently on unauthorised sites in the borough or likely to need a site in the future as they form their own household. In order for the site to be deliverable, a key test for allocating a site in the Local Plan, the Council has sought to identify sites that both have potential, and could be cost effective to convert into a Gypsy and Traveller site.</p>
2806/01/003/SP2.7/O	John Bannon	Object	Soundness - Effective	SP2.7	<p>An additional criterion should be added to SP2.7 as it makes no mention on the surroundings of the site or local residents</p>	<p>Add clause f) "Must be entirely acceptable in relation to its impact on nearby public spaces and residents and businesses in the area"</p>	No change	<p>Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.</p>

2820/01/002/SP2.7/S	<i>The Whitgift Foundation</i>	Support		SP2.7	Croydon's Gypsy Traveller Accommodation Needs Assessment ("GTANA") sets out a need for 49 residential pitches and 1 emergency stopping place between 2013/14 and 2033/34. The GTANA does not identify any need for Travelling Showpeople yards. The number of pitches the Council needs to provide has been adjusted to 39 to reflect the proportion of homes that can be accommodated in the borough. Our client supports the Council's efforts to identify appropriate sites for the gypsy and traveller community.		Welcome support	
2820/01/003/SP2.7/C	<i>The Whitgift Foundation</i>	Comment		SP2.7	Amended policy SP2.7 seeks to deliver 39 additional pitches over a 20 year period. In light of that timeframe the Council needs to provide substantially more detail on whether sites may become available during the course of the plan period. For example, Site 329 (Coulsdon Youth and Social Centre) scores highly overall but is dismissed on the basis of the "length of existing lease prevents this being a deliverable option". That explanation is insufficient, particularly given a site which is also classed as undeliverable is being promoted in the alternative. Generally, there is little explanation as to what factors the Council has taken into account for the purposes of scoring whether a site is deliverable- particularly over a 20 year period. No consideration is given to the use of CPO powers where a site for example could be suitable save for possible issues over deliverability. The use of CPO powers should be a consideration for the purposes of deliverability.	The use of CPO powers should be a consideration for the purposes of deliverability.	No change	The test of deliverability is set out in the National Planning Policy Framework. To be deliverable a site should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that the pitches will be delivered on the site within five years and in particular that development of the site is viable. Use of Compulsory Purchase Powers is expensive and time consuming and because of this is unlikely to be able to help meet the need for pitches in the first five years of the Plan and therefore could not be considered deliverable.
2839/01/001/SP2.7/C	Cllr Yvette Hopley <i>London Borough of Croydon</i>	Comment	Soundness - Consistent with National	SP2.7	Gypsies & travellers - I thought there was some understanding from government that there was no longer a need to provide an assessment for their need for housing?		No change	The government are proposing to remove specific references to assessing the need for Gypsy and Traveller accommodation from national planning guidance. Instead it would be covered by the requirement to assess the need for homes for people with specialist needs not met by general market housing which already exists in the guidance.



2839/02/001/SP2.7/C	Cllr Yvette Hopley London Borough of Croydon	Comment	Soundness - Consistent with National	SP2.7	Gypsies & travellers - I thought there was some understanding from government that there was no longer a need to provide an assessment for their need for housing?	No change	The government are proposing to remove specific references to assessing the need for Gypsy and Traveller accommodation from national planning guidance. Instead it would be covered by the requirement to assess the need for homes for people with specialist needs not met by general market housing which already exists in the guidance.
2893/01/005/SP2.7/O	Mrs Hellen McMillan	Object		SP2.7	Policy E of the Planning Policy for Travellers is already in breach of the Government's decision that such sites are inappropriate in the green belt.	No change	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
3104/01/001/SP2.7/O	Mrs Margaret Hinder	Object		SP2.7	SP2.7 has a list of criteria which is lacking. Criteria a, b, c and d cover (but only partially) issues of practical feasibility and acceptability to the Gypsy and Traveller families. The fact that criterion e, covering biodiversity, is the only aspect which hints at impacts on the surrounding borough shows that scant attention has been given to wider impacts. Potential impacts which should be carefully assessed include the following (for consistency carrying letters f, g, h, i): f. Should incorporate adequate and demonstrably practical and sustainable waste collection and disposal facilities for the Gypsy and Travellers pitches. g. Should not have a detrimental impact on the welcoming environment of the Lloyd Park and Coombe Wood areas, which are facilities enjoyed by the wider Borough of Croydon. h. Should not have an unacceptable adverse impact on the appearance of the wider Lloyd Park and Coombe Wood areas. i. Should not have an adverse effect on local businesses and residents.	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.

3105/01/001/SP2.7/O	Mr Michael Chung	Object	SP2.7	SP2.7 makes no mention of impact on surroundings of the site and nearby residents. Accordingly, an additional criterion should be added "F. Must be entirely acceptable in relation to its impact on nearby public spaces and residents and businesses in the area". If this were included the proposals 502 and 661 would be immediately seen to be inappropriate. Coombe Lodge Nursey is by the lovely gardens of Coombe Wood with its popular tea room and wooded area. Coombe Farm is green belt land in Lloyd Park, left to the people of Croydon by the Lloyd family and where families enjoy the open space, kids play in the play area, joggers, dog walkers and of other walkers exercise, sports are played, families snack in the café and everyone feels reasonably safe.	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made
3106/01/005/SP2.7/O	Mrs Michelle Sawyer	Object	SP2.7	It is inappropriate development to locate Travellers sites at Coombe Farm (502) and Coombe Lodge Nurseries (661) as they are both in the Green belt	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
3106/01/002/SP2.7/O	Mrs Michelle Sawyer	Object	SP2.7	SP2.7 makes no mention of impact on the surroundings of the site or local residents. Accordingly, additional criterion should be added as follows: f. Must be entirely acceptable in relation to its impact on nearby public spaces and residents and businesses in the area If this were included the proposals Ref. 502 Coombe Farm, and Ref 661 Coombe Lodge Nurseries, would immediately be seen to be inappropriate.	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
3405/01/001/SP2.7/O	Mr Amer Hameed	Object	SP2.7	SP2.7 makes no mention of impact on the surroundings of the site and nearby residents. Accordingly, an additional criterion should be added 'f. Must be entirely acceptable in relation to its impact on nearby public spaces and residents and businesses in the area.' If this were included the proposals Ref 502, Coombe Farm, and Ref 661, Coombe Lodge Nurseries, would immediately be seen to be inappropriate. Coombe Lodge Nursery is by the lovely gardens of Coombe Wood with its popular tea room and wooded area. Coombe Farm is green belt land in Lloyd Park, left to the people of Croydon by the Lloyd family and where families enjoy the open space, kids play in the play area, joggers, dog walkers and of other walkers exercise, spots are played, families snack in the café and everyone feels reasonably safe	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made

3485/01/002/SP2.7/O	Mr Alnoor Visram	Object	SP2.7	<p>SP2.7 makes no mention of impacts on the surroundings of the site and nearby residents.</p> <p>Accordingly, an additional criterion should be added "f. Must be entirely acceptable in relation to its impact on nearby public spaces and residents and businesses in the area".</p> <p>If this were included the proposals ref 502, Coombe Farm, and Ref. 661, Coombe Lodge Nurseries, would immediately be seen to be inappropriate.</p> <p>Coombe Lodge Nursery is by the lovely gardens of Coombe Wood with its popular tea room and wooded area. Coombe Farm is green belt land in Lloyd Park, left to the people of Croydon by the Lloyd family and where families enjoy the open space, kids play in the play area, joggers, dog walkers and of other walkers exercise, spots are played, families snack in the café and everyone feels reasonably safe.</p>	No change	<p>Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.</p>
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3743/01/001/SP2.7/O	Mr Bryan Baker	Object	SP2.7	<p>SP2.7 makes no mention of impact on the surroundings of the site and nearby residents. Accordingly, an additional criterion should be added 'f. Must be entirely acceptable in relation to its impact on nearby public spaces and residents and businesses in the area.' If this were included the proposals Ref. 502, Coombe Farm, and Ref. 661, Coombe Lodge Nursery, would immediately be seen to be inappropriate. Coombe Lodge Nursery is by the lovely gardens of Coombe Wood with its popular tea room and wooded area. Coombe Farm is green belt land in Lloyd Park, left to the people of Croydon by the Lloyd family and where families enjoy the open space, kids play in the play area, joggers, dog walkers and other walkers exercise, sports are played, families snack in the café and everyone feels reasonably safe".</p>	Not Duly Made	<p>Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made</p>
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4029/01/001/SP2.7/O	Mr Islam Hameed	Object	SP2.7	<p>SP2.7 makes no mention of impact on the surroundings of the site and nearby residents. Accordingly, an additional criterion should be added 'f. Must be entirely acceptable in relation to its impact on nearby public spaces and residents and businesses in the area.' If this were included the proposals Ref 502, Coombe Farm, and Ref 661, Coombe Lodge Nurseries, would immediately be seen to be inappropriate. Coombe Lodge Nursery is by the lovely gardens of Coombe Wood with its popular tea room and wooded area. Coombe Farm is green belt land in Lloyd Park, left to the people of Croydon by the Lloyd family and where families enjoy the open space, kids play in the play area, joggers, dog walkers and of other walkers exercise, spots are played, families snack in the café and everyone feels reasonably safe</p>	Not Duly Made	<p>Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made</p>
4047/01/001/SP2.7/O	Dr R Hinder	Object	SP2.7	<p>SP2.7 has a list of criteria which is lacking. Criteria a, b, c and d cover (but only partially) issues of practical feasibility and acceptability to the Gypsy and Traveller families. The fact that criterion e, covering biodiversity, is the only aspect which hints at impacts on the surrounding borough shows that scant attention has been given to wider impacts. Potential impacts which should be carefully assessed include the following (for consistency carrying letters f, g, h, i):</p> <ul style="list-style-type: none"> <li>f. Should incorporate adequate and demonstrably practical and sustainable waste collection and disposal facilities for the Gypsy and Travellers pitches.</li> <li>g. Should not have a detrimental impact on the welcoming environment of the Lloyd Park and Coombe Wood areas, which are facilities enjoyed by the wider Borough of Croydon.</li> <li>h. Should not have an unacceptable adverse impact on the appearance of the wider Lloyd Park and Coombe Wood areas.</li> <li>i. Should not have an adverse effect on local businesses and residents.</li> </ul>	No change	<p>Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.</p>

0320/02/011/SP3 (Table 4.3)/O	Mr Tarsem Flora  <i>Flora Associates</i>	Object	SP3 (Table 4.3)	<p>Employment-We note that the council has identified 3 Main Industrial locations in Croydon.Purley Way N + S and Marpit Lane in Coulsdon. I wish to draw attention to the new document produced by the Dept of Communities and Local Government.CONULTATION on PROPOSED changes to NATIONAL PLANNING POLICY</p> <p>It states on page 16 We want to ensure that unviable or underused commercial and employment land is released under the exception site policy for starter homes. This land should be released unless there is significant and compelling evidence to justify why such land should be retained. In our experience Croydon Council is jealously safeguarding industrial sites. Perhaps, in view of the above, it could now change this policy!!</p>	No change	Only marked up changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
1610/01/019/SP3 (Table 4.3)/O	Mr Sean Creighton  <i>Norbury Residents Association Joi</i>	Object	Soundness - Effective SP3 (Table 4.3)	<p>There is a need for greater protection of District Centre employment buildings and sites to ensure that new jobs can be based across the Borough. More sites need to be added with the tag 'retain use' and not alternatives listed.</p>	No change	It is considered that employment uses are sufficiently protected in District Centres . Tier 3 of Table 4.3 ( in the consultation document) provides protection for employment sites in the Croydon Metroplolitan Centre, District Centres and Local Centres

1610/02/010/SP3 (Table 4.3)/C	Mr Sean Creighton  <i>Norbury Residents Association Joi</i>	Comment	Soundness - Effective	SP3 (Table 4.3)	<p>Given that in noting that the Council's Strategic Housing Market Assessment (SHMA) suggests a need to deliver a yet higher level of growth, AECOM 2 (para. 9.41) states 'It could be the case that a higher housing growth strategy would support the achievement of economic growth objectives, given Croydon's strategic position within the sub region; however, this is somewhat uncertain' and if economic growth includes job creation, how can more employment sites be safeguarded?</p> <p>As AECOM 1 (p. 8) notes that 'the proposal to modify the policy approach to protecting industrial/warehouse capacity is contentious, and that 'it will be necessary to consider the potential for redevelopment affecting employment sites within Waddon and Broad Green &amp; Selhurst to have a cumulative effect on local communities (recognising that there will be those within local communities who are reliant on light industrial employment, and my find it difficult to transition to other employment' (p 8), will this issue be specifically highlighted at the public meetings for these areas?</p> <p>28.If there is no full understanding of the employment sites in the Borough and many of them are changed to residential use, is there a danger that fewer jobs will be provided in the Borough with more and more of the growing number of residents having to seek employment outside the Borough which will be further pressure on public transport and car journeys?</p>	No change	Table 4.3 outlines the approach to land and premises in Industrial Locations. This approach applies a presumption in favour of employment-related development provided it meets criteria in Policy SP3. This Policy promotes and supports measures to retain employment in the Borough
1956/03/006/SP3 (Table 4.3)/C	Kevin Smith  <i>Croydon TUC</i>	Comment	Soundness - Effective	SP3 (Table 4.3)	<p>Loss of employment sites</p> <p>12.Developers are buying up previous employment sites and office blocks to create new expensive housing, thus reducing the potential to attract new employers into the Borough.</p> <p>13.Croydon's population is expected to grow. It looks as if most residents will have to travel out of Borough to work.</p> <p>14.Croydon needs to develop a diverse and resilient economy which can weather future down turns in any particular job sector</p>	No change	The comments are noted

1956/03/009/SP3 (Table 4.3)/O	Kevin Smith  <i>Croydon TUC</i>	Object	Soundness - Effective	SP3 (Table 4.3)	It is vital that land and premises relating to industrial/employment activity are retained and protected from being developed for housing in order to provide workplaces for the growing number of jobs envisaged in the Local Plan.	That all employment sites be listed as being safeguarded in the Assembly Local Plan and any alternative non-employment uses be deleted from the lists containing site details.	No change	There is a strong presumption against the loss of employment uses under policy SP3. Employment Applications for redevelopment involving the loss of employment would have to address the justification for this loss before any alternative land use is permitted.
2083/01/012/SP3 (Table 4.3)/S	Mr Stewart Murray  <i>Greater London Authority</i>	Support		SP3 (Table 4.3)	The Mayor supports the consolidation and reinvigoration of industrial areas in line with London Plan policies 2.17 and 4.4. However, the proposed policies should ensure that the new replacement floorspace results in a sufficient stock of land and premises to meet the future local and strategic needs of different types of industrial and related uses in line with the London Plan and the Industry Land SPG. Where the loss of industrial land has been justified in line with the London Plan 4.4 and the Industry Land SPG, the Mayor welcomes the Borough's approach to allow for the transition of the fringes of some of its employment areas to mixed land uses.		Welcome support	
2117/01/001/SP3 (Table 4.3)/O	Mr Warren Pierson  <i>PD Planning UK LTD</i>	Object		SP3 (Table 4.3)	The site of Gladstone Road has not been in industrial use for over 7 years and has been occupied as a D1 use since that time. The adjoining property that is to be deleted from the industrial designation (Colliers Court) is as a result of the redevelopment of that site for residential flats. 1-3 Gladstone Road should also be removed from the industrial designation, thereby removing the intrusion of industrial uses into the surrounding residential area and buildings that are now adjacent and opposite the site.	Remove 1-3 Gladstone Road from the Tier 2 designation.	No change	Sites that are within Tier 2 Integrated Industrial Locations will be considered on their merits for removal from this designation during the planning application process if and when these sites come forward for redevelopment
0077/03/001/SP3 (Table 4.4)/O	  <i>Croydon Gateway Limited Partners</i>	Object	Soundness - Justified	SP3 (Table 4.4)  Office Retention Area	We note that the proposed Office Retention Area includes our site (the Ruskin Square development). This site is currently being developed over a series of phases in accordance with the extant planning permission. When this scheme is completed there could be up to 151,240sqm of new office floor space as part of a mixed use development. We query the justification and need for the Office Retention Area to cover the Ruskin Square site.	Remove Ruskin Square site from the proposed Office Retention Area.	No change	Policy SP3.13 b outlines the justification within the Office Retention Area where the loss of Office space would be permitted. This would be in circumstances where it has been demonstrated there is no demand for the office building, refurbished floorspace or a mixed use including a proportionate level of offices
2637/01/007/SP3.10/S	  <i>Metropolitan Properties (Provincial</i>	Support		SP3.10	Metropolitan Properties are supportive of the continuing flexible approach applied to B1 uses in the location of George Street		Welcome support	

2691/01/003/SP3.10/S		Support		SP3.10	Hyde Housing is supportive of the proposed flexible approach to B1 uses, retail, leisure, visitor accommodation, housing and community facilities within Croydon Metropolitan Centre (SP3.10).		Welcome support	
	Hyde Housing Association							
1956/03/017/SP3.13/O	Kevin Smith Croydon TUC	Object	Soundness - Effective	SP3.13	That Strategic Policy SP3.13 be reworded as follows:  'The Council will promote and support the development of new and refurbished office floorspace in the Croydon Metropolitan and the District Centres. Within the Office Retention Area in the Croydon Metropolitan Centre the loss of office floorspace will be permitted only if it is demonstrated that there is no demand for the office building, refurbished floorspace or for a mixed use development that includes a proportionate level of office floorspace'	That Strategic Policy SP3.13 be reworded as follows:  'The Council will promote and support the development of new and refurbished office floorspace in the Croydon Metropolitan and the District Centres. Within the Office Retention Area in the Croydon Metropolitan Centre the loss of office floorspace will be permitted only if it is demonstrated that there is no demand for the office building, refurbished floorspace or for a mixed use development that includes a proportionate level of office floorspace'	No change	The Policy seeks to ensure that new Office floorspace is of good quality in Croydon Metropolitan Centre and to resist the loss of Office floorspace within the Office Retention Area unless no demand can be demonstrated.  Table 4.3 also outlines the approach to land and premises in Industrial Locations. This approach applies a presumption in favour of employment-related development provided it meets criteria in Policy SP3. This Policy promotes and supports measures to retain employment in the Borough. The Employment Policy seeks to ensure that new floorspace is of sufficiently good quality particularly in Croydon Metropolitan Centre. However It is considered that the Policy also contains sufficient flexibility that would allow for other uses being permitted, such as for residential development where the loss of employment activities can be justified



2766/01/011/SP3.13/C	B Wilson <i>W.R. Newland and Sons Ltd</i>	Comment	SP3.13	<p>It is not considered that there is a need for an Office Retention Area. Paragraph 4.18 of the plan states that half of the office space in Croydon Metropolitan Centre is vacant. Paragraph 22 of the NPPF is clear that planning policies should avoid the long term protection of sites allocated for employment use where there is no prospect of them being used and states that allocations should be regularly reviewed. Proposed alternative uses of employment land or buildings should have regard to market signals and the relative need for different land uses. There is a greater need for residential development and it is clear that there is a limited need for the retention of office space within the current market.</p> <p>This policy does not take into account permitted development rights for the conversion of offices to residential use under Class O, Part 3, Schedule 2 of the GPDO 2015. If the Council wants to control the levels of office accommodation in a particular area that an Article 4 Direction under the Order would be the appropriate means to do so.</p> <p>The preferred approach is not sustainable as it does not meet the needs of the present businesses and residents in the Borough, failing the first part of the definition. Should there be an upturn in the market and an increased demand for office space then rents would increase and support new office redevelopments with increased capacity.</p>	No change	Table 4.3 outlines the approach to land and premises in Industrial Locations. This approach applies a presumption in favour of employment-related development provided it meets criteria in Policy SP3. This Policy promotes and supports measures to retain employment in the Borough. The Employment Policy seeks to ensure that new floorspace is of sufficiently good quality particularly in Croydon Metropolitan Centre. However It is considered that the Policy also contains sufficient flexibility that would allow for other uses being permitted, such as for residential development where the loss of employment activities can be justified	
2840/01/003/SP3.13/S	Edward Brown <i>UBS</i>	Support	SP3.13	Support this provided that planning applications are reasonably assessed to consider the benefits of both office and residential floorspace in the Metropolitan Centre in achieving strategic objectives (i.e. mixed-use developments) in order for Croydon to be a 'major office and residential location in London and the South' (Policy 7.32).	Welcome support		
2843/01/003/SP3.13/O	<i>Minerva</i>	Object	SP3.13	<p>The policy states that "the Council will promote and support the development of new and refurbished office floorspace in Croydon Metropolitan Centre, particularly around East Croydon Station and New Town". Notwithstanding the intention to "particularly" promote and support new and refurbished office space in this location, offices are an acceptable use across the Metropolitan Centre and this should be recognised within the policy.</p>	<p>The policy should recognise that offices are permitted across the Metropolitan Centre.</p>	No change	The policy states that "the Council will promote and support the development of new and refurbished office floorspace in Croydon Metropolitan Centre, particularly around East Croydon Station and New Town" .It does not suggest that Office floorspace is not acceptable in Croydon Metropolitan Centre

2844/02/002/SP3.13/S	<i>Henderson Global Investors</i>	Support	SP3.13	Yes, provided that planning applications are reasonably assessed to consider the benefits of both office and residential floorspace in the Metropolitan Centre in achieving strategic objectives (i.e. mixed-use developments) in order for Croydon to be a 'major office and residential location in London and the South' (Policy 7.32).		Welcome support	
2942/01/013/SP3.13/O	Dr Anwar Ansair <i>AA Homes and Housing</i>	Object	SP3.13	The protected area covered by the Article 4 Direction is too large. Parts of the area covered by the Office Area Policy Framework are not in mainly business uses and it is not appropriate to expect to retain offices in them. However, it is to be noted that for all areas not now covered by the Article 4 area where planning permission has to be submitted for changes of use from offices to residential, the Class O permitted change has been extended indefinitely. Also it is likely that a Prior Approval regime would be introduced for Class B1 (c) to residential which would impact on the OAPF and other industrial areas. No mention of any possible impact of these further GPDO changes of use is made-at least the Plan should address the implications of this change of national permitted development. By itself if the Article 4 is kept for the OAPF area, stopping changes of use just for that area is in accordance with the present tone of government policy which is expecting the currently Exempt Areas to move to Article 4 directions. As a policy seeking to control development up to 2036, this is a lot more difficult to argue as deliverable. No thought has been given to other similar changes of use and their impact on employment areas and whether the retention of large areas of employment in the identified area will be possible in the longer term. If it keeps a critical mass of offices in the parts of the Article 4 area where the council most wants to keep them,- that is in the heart of the OAPF area. However, large numbers of Class O developments have already been approved in this area before the Article 4 came in. These will change the character of the area over time by introducing residential uses into the area. This is not reflected in the description of the area in The Places of Croydon at paragraph 7.32.	The area covered by the Article 4 Direction should be made smaller. The Plan should address the implications of changes to national permitted development.	Not Duly Made	SP3.13 relates to the Office Retention Area rather than the Article 4 direction for the Croydon Opportunity Area and so this comment is not duly made.

1956/03/011/SP3.4/O	Kevin Smith <i>Croydon TUC</i>	Object	Soundness - Effective	SP3.4	The amendment brings the Policy in line with the wording in para 4.33. The working group regrets the loss of jobs if the Council proceeds with the refurbishment re-closure as opposed to undertaking a phased programme enabling activities still to be run in the Halls.	Retain the phrase 'for its retention and ongoing development including during the refurbishment phase'.	No change	Policy SP3.4 seeks to be flexible regarding any future redevelopment of Fairfield's Hall. It aims to promote the remodelling of the Hall whilst ensuring its retention as a performance facility
2154/01/004/SP3.4/O	Ms Anna Arthur <i>Croydon Arts Network</i>	Object	Soundness - Effective	SP3.4	Strategic Policy Para 4.33 states: 'The Fairfield Halls is a cultural asset synonymous with Croydon and is also of regional importance therefore its retention and remodelling merits inclusion within the Croydon Local Plan: Strategic Policies.'  The Arts Network agrees with this assessment. The Network grew out of community initiated discussions about the way the Halls were managed and the programming. It is very concerned about the proposed closure of the Fairfield Halls for its refurbishment, rather than keeping it open at the same time. The Network fears that with the demolition of the Whitgift Centre the two main attractions in the Town Centre will be closed, and there will be little incentive for people to come into the Centre which will lead to a decline in the remainder of its retail, leisure and cultural offer.  The Network is concerned that it is proposed to delete the wording 'for its retention and ongoing development'.  There seems to be no justification for this proposed deletion. In order to avoid confusion and the belief that the Council will at a later stage pull the plug on the Halls, and either sell or demolish them, the proposed amendment should be deleted. Also the word 'promote' does not adequately reflect the Council's new plans for Croydon College, College Green and Fairfield Halls, and its promise to fund the refurbishment	Amend Policy SP3.4 to say 'The Council will promote fund the remodelling of the Fairfield Halls for its retention and ongoing development as a performance facility.'	No change	The Council seeks to be flexible regarding the future redevelopment at Fairfield Halls whilst retaining its use as a performance facility

2653/01/001/SP3.4/C	John Clingan South Croydon Community Associ	Soundness - SP3.4 Justified	<p>Fairfield Halls: We echo the widespread concern in Croydon (see <a href="https://you.38degrees.org.uk/petitions/save-our-fairfield-halls-1/?state=sign">https://you.38degrees.org.uk/petitions/save-our-fairfield-halls-1/?state=sign</a>) about future plans for Fairfield Halls, including the proposed total shutdown for two years and the related demolition and rebuilding of Croydon College.</p> <p>The apparent unwillingness of the Council to debate openly the future of what should be a premier cultural facility is worrying.</p> <p>We are sceptical that the financial argument for closure has taken everything into account. The absence of a business plan for Fairfield Halls is inexplicable, given the need for clarity on the future profile and programming for this venue. This has implications for</p> <ul style="list-style-type: none"> <li>•The nature of its re-development</li> <li>•The future of its staff (including the costs of redundancy and re-hiring)</li> <li>•The ability of the Halls to recover after an absence of at least two years (comparative experience should be learned in this regard)</li> <li>•The impact of closure on 80 arts and community groups that currently use Fairfield (in the absence of alternative venues)</li> </ul>	No change	Policy SP3.4 seeks to be flexible regarding any future redevelopment of Fairfield's Hall. It aims to promote the remodelling of the Hall whilst ensuring its retention as a performance facility		
2746/01/001/SP3.4/C	Ross Anthony Theatres Trust	Comment	SP3.4	<p>The Theatres Trust supports the proposed amendments to Policy SP3 – particularly SP3.2/ SP3.3/ SP3.4 relating to cultural facilities.</p> <p>Regarding SP3.2 – It would be preferable this clause be more sensitively worded, such as: The Council will retain, promote and support the enhancement of the Fairfield Halls as a performance facility.</p> <p>Regarding SP3.3 – The support of this policy for meantime cultural uses is commended.</p> <p>The Trust's main concern with this policy is that the supporting text at paragraph 4.35 notes that Council will protect existing cultural facilities, however, this is not reflected in the actual wording of the Policy.</p> <p>Paragraph 4.35 correctly reflects the guidance in Item 156 and item 70 of the NPPF which states that to deliver the social, recreational and cultural facilities and services that the community needs, planning policies and decisions should guard against unnecessary loss of valued facilities. Also to ensure that established facilities and services are retained and able to develop for the benefit of the community.</p>	We therefore recommend SP3.1 is amended to read: The Council will protect cultural facilities and promote the growth and expansion of Cultural and Creative Industries to make Croydon a better place to live and to act as a driver of growth and enterprise in the local economy.	No change	<p>Policy SP3.4 aims to promote the remodelling of Fairfield's Hall as a performance facility. It is considered that this wording sufficiently reflects the Council's view that the Hall is a cultural asset to Croydon that merits retention and remodelling.</p> <p>Comments regarding SP3.1.SP3.2 and SP3.3 of the document cannot be considered as they are not a subject of this consultation</p>

1956/03/012/SP3.5/S	Kevin Smith <i>Croydon TUC</i>	Support	Soundness - Effective	SP3.5	The working party supports this.		Welcome support	
2154/01/006/SP3.5/O	Ms Anna Arthur <i>Croydon Arts Network</i>	Object	Soundness - Effective	SP3.5	The Arts Network welcomes this policy but believes it needs strengthening.	Add at end of Strategic Policy SP3.5: 'and will work with cultural and creative industry organisations to identify suitable venues and assist in negotiating their use.'	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.

1956/03/014/SP3.8/O

Kevin Smith

Croydon TUC

Object

Soundness - SP3.8  
Justified

It appears that the last full study by the Council of the night-time economy in Croydon seems to have been carried out by the Scrutiny Committee in 2001.

Delete 'night-time economy'.

No change

The Policy SP3.8 is an inclusive policy which promotes and supports a wide range of uses within The Croydon Metropolitan Centre and the District and Local Centres . This includes evening and night time economy uses

2. There was a statement at the January 2015 Council meeting as a result of a question from Councillor Stephen Mann asked Councillor Mark Watson: 'How has Central Croydon's night economy developed since 2000 in terms of a) turnover b) number of venues c) taxpayer policing cost d) footfall?'

3. The reply stated:

'The night-time economy for central Croydon has deteriorated over a number of years.

There are plans in place however to renew and improve the offer in terms of both quality and offer.

A) Specifically regarding turnover, this information is not gathered on such a basis as it is commercially sensitive to the businesses themselves.

B) The Office of National Statistics provide counts of local business units back to 2010. These are broken up by Standard Industrial Classifications based on the primary activity of the business. Between 2010 and 2014 the number of Restaurants and Mobile Food Service Activities businesses in the borough increased by 55 businesses and in central Croydon this increased from 80 to 85.

C) We do not have any information on the taxpayer policing cost of the Croydon night time economy. Neither the council or the police have determined the taxpayer policing costs of central Croydon's night economy. However, on average Croydon police are deploying 22+ officers into the Town Centre on a Thursday, Friday and Saturday night to respond to the night time economy, whereas prior to the introduction of the Local Policing Model it was in the region of 8-10 officers.

The introduction of the new neighbourhood shift rota, which is different to the way the area was policed in the previous years, has allowed them to increase the number of officers significantly. The Croydon Town Centre Business Improvement Company also match funds five additional Police staff to support the day and night-time economy.

D) Footfall has been tracked since August 2003. For the 2014 calendar year the footfall entering central Croydon through George Street at

Waitrose, North End M&S, George Street, Burton, and High Street at Tiger Tiger between 5pm and 11.59pm was 7.8 million.

Across the three months from October 19th to December 19th 2014 1.58 million people entered the town centre an 33% increase on the same period 2003 (and increase of 519,000 people).

Over the quarter from September 19th to December 18th 2014 the number of visitors to the Croydon town centre between 5pm and 12am on a Thursday was approximately 260,000 people. This is approximately a 50,000 person increase on the same period in 2003. With regard to number of venues, the licensing landscape has changed significantly since 2002. With the introduction of the Licensing Act 2003, in 2005 and courts no longer issue issuing licences it is difficult to compare. Pre the Licensing Act 2003, the council used to issue public entertainment licences so any venue that wished to provide entertainment such as live music or a dance floor needed a licence from the council and we issued about 70 of those which were renewed annually. This was predominantly for town centre premises such as the nightclubs and also church halls etc. across the borough that held discos and put on plays/pantomimes.

The council also issued what were called night café licences for premises that wished to sell hot food after midnight and there were about 45 of those.

The Licensing Act 2003 merged all 3 types of licence into one (issued by the Council) and many premises took the opportunity to add entertainment to their licence i.e. the pubs and restaurants that didn't previously have/need an entertainment licence. The Licensing Act 2003 also made selling hot food after 11pm licensable, which captured a lot of takeaways and restaurants that didn't previously need a licence.

The town centre has changed with the number of straightforward pubs reduced in all areas of the borough and the town centre venues now all offering alcohol, food and entertainment. We have also seen the emergence of the food quarter (restaurants and food led pubs) in South End in recent years.

On average Croydon police are deploying 22+ officers into the Town Centre on a Thursday, Friday and Saturday night to respond to the night time economy, whereas prior to the introduction of the Local Policing Model it was in the region of 8-10 officers.

The introduction of the new

neighbourhood shift rota, which is different to the way the area was policed in the previous years, has allowed them to increase the number of officers significantly.'

3. Research elsewhere in London and other major cities since 2001 shows there are both positive and negative aspects to promoting night-time economies.

- Did the Council carry out an assessment of the night-time economy implications of the scheme, and if so what are its conclusions?  
- If it did not why not?

4. Bearing in mind the high level of low income in the Borough there is a limit to the number of Croydonians who have the money to engage with the night-time economy other than as low paid exploited workers, especially as a growing percentage of the population, namely Moslems, are non-drinkers of alcohol. So if the aim is to attract non-Croydonians into the Town Centre at night then there have to be significant improvements to public transport. In terms of equal opportunities the development of a night-time economy can be seen as discriminatory, devoting large resources to more privileged sections of society, and not really contributing to social well-being and actually helping to damage health. The other interpretation is that the aim is to help drive the gentrification of the Borough to change the socio-economic composition of its residents by driving out low income households.

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## 5 A Place to Belong

<i>Ref No</i>	<i>Representor Company or Organisation</i>	<i>Participation at EIP</i>	<i>Object or Support</i>	<i>Soundness</i>	<i>Policy, Site or Paragraph</i>	<i>Summary of Representation</i>	<i>Summary of Proposed Changes</i>	<i>Council's Response</i>	<i>Council's Proposed Action</i>
0084/02/002/Non-specific/C	Mr Dale Greetham  <i>Sport England</i>		Comment			Sport England would recommend that Sport England's Active Design Guidance <a href="http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/active-design/">http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/active-design/</a> is referenced within the health and wellbeing section of Policy SP5: Community Facilities.	This section should reference Sport England's Active Design Guidance.	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
0203/03/059/Non-specific/C	Mr Charles King  <i>East Coulsdon Residents' Associat</i>		Comment			The Old Smitham School flint building in Chipstead Valley Road should be added to the list of Locally listed buildings.		No change	The proposals to include The Old Smitham School, (the flint building) in Chipstead Valley Road will be included in the Council's list of properties to be considered for the Local List of Historic Buildings when it is reviewed in the future.
1302/01/004//C	Mr Graham Saunders  <i>Historic England</i>		Comment			Under paragraph 5.2 we would suggest that point 4 and its reference to heritage management is amended so that the key issue is to 'conserve and enhance' heritage assets and their settings, and to retain local distinctiveness and character. Whilst under point 5 new developments will need to be designed to respect the local and 'historic character' and distinctiveness.		Not Duly Made	Proposed changes refer to the sections of the document which are not subject of this consultation.
1302/01/001//C	Mr Graham Saunders  <i>Historic England</i>		Comment			Support in general the Strategic Objectives, principally No 5 which relates to the new development and integration of it with borough's natural and built heritage. To ensure inclusivity of the historic environment (including below the ground heritage such as archeology) we would suggest replacing 'built heritage' with heritage assets and wider historic environment'	replace 'built heritage' with heritage assets and wider historic environment'	Not Duly Made	Proposed changes do not relate to the parts of the plan which are subject of this consultation
1302/01/005/Non-specific/C	Mr Graham Saunders  <i>Historic England</i>		Comment			under SP 4.6.a0 (Tall buildings) the wording should be clarified further to ensure the Strategic Objectives are delivered , so that it reads: Respect and enhance local character and the significance of heritage assets and their settings.		Not Duly Made	Comments refer to sections of the document which are not subject of this consultation.
1610/02/018//O	Mr Sean Creighton  <i>Norbury Residents Association Joi</i>		Object	Soundness - Effective		Add at end of Strategic Policy SP5.10:  'that are not on main roads to reduce exposure of pupils to road congestion	Add at end of Strategic Policy SP5.10:  'that are not on main roads to reduce exposure of pupils to road congestion air pollution.'	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.

1610/02/020//O

Mr Sean Creighton  
Norbury Residents Association Joi

Object  
Soundness -  
Effective

Extract from the Croydon TUC  
Working Party report on the Growth  
Plan (2014)

Add new Strategic Policy

Not Duly Made

Only marked changes to the  
adopted Croydon Local  
Plan: Strategic Policies are  
subject to consultation and  
therefore this comment is  
not duly made.

'75.The nature of youth unemployment is also very complex The TUC warns that young people not in full-time education are now less likely to be in work than people of other ages and their prospects are declining, despite the recent recovery in the jobs market. The TUC report Equitable Full Employment: A jobs recovery for all looks at employment rates for different groups – finds while job prospects have improved for most over the last 17 years. In 1998, three-quarters of young people who weren't studying were in work and there has been a steady decline since. The job chances of young people not in full-time education have converged with workers aged 50-64, whereas in 1998 they were 25% more likely to be in work than older workers.

76.The report also shows that fewer than half of those who have no qualifications are in work, while the employment rate for those who only have basic (level 1) qualifications has fallen to around 63 per cent. Unless action is taken, the prospects for low-skilled youngsters and unqualified people of all ages will continue to deteriorate.

77.The report makes a number of recommendations to help raise employment rates for young people not in full-time education, including:  
•Offering targeted employment support programmes, such as a job guarantee for any young person out of work for at least six months  
- Identifying low skills as a reason to provide more intensive employment support. (23)

78.In March the Local Government Association warned that a third of all young people will be out of work or trapped in underemployment by 2018 unless local areas are given more control over skills and training.

'The true scale of youth employment is being hidden because government headline figures focus on the unemployed and not young people who are only working part-time hours or are over-qualified for their current job. So while youth unemployment appears to be falling, in reality there are 738,000 more young people that are unemployed or underemployed than in 2005.'

79.The research report Totally Hidden Talent: youth unemployment and underemployment in England

and Wales commissioned from the Centre for Economic and Social Inclusion by the LGA shows that while the Government invests around £15 billion each year in young people, 'the current centrally-run schemes mean that thousands of providers respond to complicated national funding rules, rather than focus on the needs of young people and local employers across England. The result is that young people are leaving education and training with skills that don't match local jobs.'

80. The LGA calls the youth unemployed 'Hidden Talent, defined as:

- Unemployed young people, who are both seeking work and available to start.
- Economically inactive young people who want a job, but aren't currently looking for various reasons.
- 'Underemployed' young people, who want more hours than they currently work.
- Young people on 'government employment and training schemes' not working full-time hours.
- Young people who are working in temporary jobs but want permanent work.
- Young people who are 'over-qualified' for the work they are doing.

(24)

81. Recent figures on people aged 25 to 64 in 2011 released by the Office for National Statistics (ONS) show that:

- Fewer than half (48.5%) of those with no qualifications were in employment compared with 8 in 10 (80.7%) of those with at least one qualification – in Croydon 49.7%.
- The unemployment rate for both men (12.9%) and women (10.8%) with no qualifications was more than double the rate for those with at least one qualification (5.2% for men, 4.3% for women). (25)

(24) [http://www.local.gov.uk/web/guest/media-releases/-/journal\\_content/56/10180/6020941/NEWS#sthash.YfvyDCZu.dpuf](http://www.local.gov.uk/web/guest/media-releases/-/journal_content/56/10180/6020941/NEWS#sthash.YfvyDCZu.dpuf)  
[http://www.local.gov.uk/web/guest/media-releases/-/journal\\_content/56/10180/6020941/NEWS](http://www.local.gov.uk/web/guest/media-releases/-/journal_content/56/10180/6020941/NEWS)

(25) [www.ons.gov.uk/ons/rel/census/2011-census/qualifications-and-labour-market-participation-in-england-and-wales/rpt---qualifications-and-labour-market-participation-in-england-and-wales.html](http://www.ons.gov.uk/ons/rel/census/2011-census/qualifications-and-labour-market-participation-in-england-and-wales/rpt---qualifications-and-labour-market-participation-in-england-and-wales.html)

1610/02/019//O

Mr Sean Creighton  
Norbury Residents Association Joi

Object  
Soundness -  
Effective

Extract from the Croydon TUC  
Working Party report on the Growth  
Plan (2014)

Add at end of Strategic Policy SP5.13:  
'including a Centre for Croydon Studies.'

Not Duly Made

Only marked changes to the  
adopted Croydon Local  
Plan: Strategic Policies are  
subject to consultation and  
therefore this comment is  
not duly made.

'87. There may well be many advantages to attracting a major UK University to set up a campus in the Borough, and the news of the progress being made to negotiate providing a base to Roehampton University in Bernard Weatherill House is welcome. However, consideration will need to be given to the nature of the jobs that will be created. Many University support services are now contracted out, especially those jobs at the lower pay end of the market. An increasing number of lecturers are on short-term contracts. There may also be added pressures on the local private rented housing market from students wanting to live in the Borough. The Working Party RECOMMENDS:

(32) that in the negotiations with potential Universities to set up a campus in Croydon the Council should include the issues of the nature of jobs and their pay levels and student demand for housing.

(33) that the negotiations with potential Universities should include discussions with the trade unions which represent different staff groups.

88. By itself having a University campus in the Town Centre will not necessarily bring benefits to local people. The University will need to develop engagement with employers and the community to develop courses that assist up-skilling of existing workers, support and encourage secondary school pupils to consider University entrance, to ensure that courses involve elements which support policy development in Croydon, use student and academics projects to undertake research that is needed in the Borough, and to link with existing providers to improve the adult education offer. The Working Party RECOMMENDS:

(34) that the negotiations with potential Universities should include discussions over the way in which the University brings added value benefits to Croydon, perhaps through the establishment of a Centre for Croydon Affairs.'

1302/01/006/5.009/C	Mr Graham Saunders <i>Historic England</i>	Comment		5.009	Under paragraph 5.9 (Tall Buildings) the reference to the Guidance on Tall Buildings needs to be changed to the recently published Historic England Advice (HEA) Note 4 on Tall Buildings. <a href="http://historicengland.org.uk/images-books/publications/tall-buildings-advice-note-4/">Http://historicengland.org.uk/images-books/publications/tall-buildings-advice-note-4/</a>	change the wording to accommodate new document published by Historic England	Change	Paragraph 5.9 has been changed to reference Historic England's Advice Note 4 on Tall Building .
0391/02/008/5.010/C	Mrs Mira Armour <i>HOME Residents Associaton</i>	Comment		5.010	MENTA Tower – should it not be built and MENTA Tower – should it not be built andy new buildings should be limited to 25 stories.	new buildings should be limited to 25 stories.	No change	The Council has a duty to provide housing to meet future need. The Menta scheme is located in an area identified within the Croydon Opportunity Area Framework as being able to accommodate tall buildings. When considering applications for tall buildings consideration will be given to potential impact that proposals may have on local character.
0391/01/008/5.010/C	Mrs Mira Armour <i>HOME Residents Associaton</i>	Comment		5.010	MENTA Tower should it not be built and MENTA Tower should it not be built any new buildings should be limited to 25 stories.	new buildings should be limited to 25 stories.	No change	The Council has a duty to provide housing to meet future need. The Menta scheme is located in an area identified within the Croydon Opportunity Area Framework as being able to accommodate tall buildings. When considering applications for tall buildings consideration will be given to potential impact that proposals may have on local character.
0790/01/002/5.025/O	Mr Mathew Frith <i>London Wildlife Trust</i>	Object	Soundness - Effective	5.025	Para 5.25 should make reference to sites of nature conservation value, as these contribute to the character and heritage of Croydon.		No change	Paragraph 5.25 refers to the change from Local Areas of Special Character to Local Heritage Areas. The reference to landscape refers to one of the criteria used for assessment. There is separate policy on Nature Conservation and it is not included in the policies on heritage and vice versa.

2942/01/016/5.038/O	Dr Anwar Ansair <i>AA Homes and Housing</i>	Object	5.038	Making public houses a community facility means that their loss has to be assessed against a range of criteria which are not necessarily appropriate to a commercial leisure facility. In the preferred policy DM 17, the criteria for protecting a public house use include whether the building is listed. This would not necessarily ensure that it continues to be used or reverts to use as a public house. The criteria are not appropriate to commercial leisure venues. The detailed public house policy mixes the merit of the building with the value of the use without reference to whether that use is extant or not.	The criteria should be amended to reflect commercial facilities.	No change	The policy on protecting public houses aims to ensure that planning permission will not be granted for the demolition or change of use of a public house unless it can be shown that there is not a defined need for the public houses
3430/01/059/5.038/O	Mr Donald Speakman	Object	5.038	Lord Roberts, 19 Upper Woodcote Village, Purley: Given the text of para 5.38 on p54 of the CLP1.1 partial review document, I recommend that the Lord Roberts should be designated as a community facility, which serves a relatively isolated group of homes around the village green.		Change	The definition of community facilities has been amended to include post offices in the definition in the Glossary in Appendix 1. Thus Lord Roberts, which is a post office, will be considered as a community facility under Policy SP5
0092/02/017/SP4 (Table 5.1)/O	<i>Riddlesdown Residents Associatio</i>	Object	SP4 (Table 5.1)	The loss of Local Area of Special Character protection for many roads such as West Hill, the Woodcote Estate and Hartley Farm will open these roads up to inappropriate development. Roads such as Oakwood Avenue in Purley should also be included as new Local Heritage Areas.	Oakwood Avenue should be a Local Heritage Area.	No change	The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria.

Reference to the rhythm of shops refers to the external subdivision of shopping units. Features such as the pilasters (the columns subdividing each unit) and the size and layout of fascia (the area where signage is located) affect the rhythm. It is possible to combine two units internally without altering the external rhythm of the shopfronts.

The suggested policy for building height and external presentation could maintain the village atmosphere of central Addiscombe. However this does also discourage any large outlets and therefore requires residents to travel (often by car) to Purley Way etc. There appear to be several traders who are likely to close down, so there is a risk that Strategic Objectives are met but the type of traders no longer provides a suitable service to the local community. The lack of a Traders' Association is evidence that conditions are below optimum. There is anger that Charity Shops gain preferential treatment for business rates

The major problem that has precluded development of any large retail outlets is the lack of parking. This also mitigates against any SME who rely on clients arriving by car. Addiscombe tramstop is not suitable for any large shopping or for bulky or white goods.

The concern remains that the planning system allowed the demolition of the Black Horse Pub and the erection of an out of character structure. Will these words actually stop a repeat?

Delivery to these stores often cause parking problems

More specialist shops are required as the mix of retail outlets have become less attractive

Agree that ground floor frontages should remain unobscured and active. But to safeguards in retaining rhythms should be maintained by further guidance in relation to separating units

0115/02/005/SP4 (Table Mr Bob Sleeman 5.1)/C

SP4 (Table 5.1)

No change

Agree strongly that ground floor frontages should remain active and un-obscured. Additionally, however, while the rhythm of the separate individual buildings is attractive and beneficial, it should not preclude separate ground floor units from being joined where this may make a business more viable or where an already successful business may hope to expand. Some of the smaller business units may be too small to practically allow even a small business to successfully operate, with the result that the unit may remain empty, indefinitely, and thereby breaking the rhythm. The safe-guard in retaining the rhythm would be maintained by further guidelines being established in relation to the joining of separate units sympathetically. Although part of Bingham Road has been shown as a Local Heritage Area (Policy SP4), the damage to several of these properties has already been allowed through multiple occupancy and parking in front gardens. We originally asked for a much wider Heritage Area for Northampton Road, Cheyne Walk, Annandale Road, Carlyle Road, Fryston Avenue, Ashburton Avenue, Whitethorn Gardens, Beech Tree Way, Ashurst Walk. These were all developed under strict covenants from the Ashburton Estate.

Although part of Bingham Road has been shown as a Local Heritage Area it should have included Northampton Road, Cheyne Walk, Annandale Road, Carlyle Road, Fryston Avenue, Ashburton Avenue, Whitehorn Gardens, Beech Tree Way and Ashurst walk

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria.

The area between Northampton Road, Shirley Road, Addiscombe Road and Lower Addiscombe Road, including Carlyle Road, Cheyene Walk, Greencourt Gardens, and Ashburton Avenue is called 'Northampton Road area' in the review. The decision to consolidate proposals concerning the area north of Addiscombe Road referred to their consistent historic origins. Addiscombe's rapid suburban development was delivered in two phases from 1906-1920 and 1925-1930 over a period of 25 years. The area has a consistent character that can be seen in the design of buildings and layout of streets. As highlighted in your justification, both the architecture and layout is fairly similar to other houses from the same period. The area is similar to other places of Croydon and similar examples can be found in other parts of the country.

0115/02/020/SP4 (Table Mr Bob Sleeman 5.1)/O

Object

SP4 (Table 5.1)

No change

The majority of housing stock on the Addiscombe Road, the majority of the Whitgift Estate, Ashburton Avenue. The Addiscombe Road is an artery leading into central Croydon and needs to be retained and protected to avoid the damage done to properties on other arteries, particularly to the north. The Whitgift Estate contains some individual properties of architectural merit. It has an ambience unique

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.



0153/02/005/SP4 (Table 5.1)/O	Mrs Liz Marsden	Object	SP4 (Table 5.1)	Loss of 'Local Area of Special Character' - these areas should retain 'Local Area of special character' - they have not become less special - their value in terms of local area and heritage has not changed, therefore they should not lose this title. Taking this away in order to make it easier to build more homes is not in the interest of the local area, or the people living here.		Change	The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
0203/01/047/SP4 (Table 5.1)/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	SP4 (Table 5.1)	We believe Stoats Nest Village which was built in 1923 as "Homes fit for Heros" after WW1 should also be added to the list.	Stoats Nest Village should be a Local Heritage Area.	Change	Stoat Nest Village has been examined against designation criteria for Local Heritage Areas in the course of this consultation and is currently proposed for LHA designation.
0203/03/061/SP4 (Table 5.1)/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	SP4 (Table 5.1)	We believe Stoats Nest Village which was built in 1923 as "Homes fit for Heros" after WW1 should also be added to the list.		Change	Stoat Nest Village has been examined against designation criteria for Local Heritage Areas in the course of this consultation and is currently proposed for LHA designation.
0203/03/060/SP4 (Table 5.1)/S	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Support	SP4 (Table 5.1)	The following existing heritage areas of St Dunstan's Cottages Chipstead Valley Road; the Railway cottages in Station Approach and the Dutch Village. We support their continuation as heritage areas.		Welcome support	

0667/01/001/SP4 (Table 5.1)/O Mr G Meredith-Smith  
*Whitgift Estate Residents' Associat*

Object

SP4 (Table 5.1)

WE DISAGREE WITH THE RECOMMENDATION NOT TO MAKE THE WHITGIFT FOUNDATION ESTATE A HERITAGE SITE FOR THE FOLLOWING REASON  
 Very near to the Croydon Town Centre, a few minutes' walk or a short tram ride away, there is one and only one clearly defined estate of large and high quality detached family houses on substantial plots. The Whitgift Foundation Estate was designed and planned in the early 1920's as an estate of 320 individually designed houses, each one with a unique interior layout and design and with varied architecture including Art Deco, Arts and Crafts and mock Tudor. The Estate is bordered on the south side by the Green Belt of Lloyd Park, on the east side by Shirley Park golf course and the Bowls Club and contains within its domain the Addiscombe Cricket Club and Shirley Park Lawn Tennis Club, both sites being Green Belt land. Also within the estate is the ancient and protected Mapledale Pond as well as Trinity school playing fields.  
 The Whitgift Estate is a beautiful and tranquil environment which combined with the size, quality and design of the individual houses is the reason that successful professionals, business men and women and civil servants etc. have chosen Croydon and this estate for their family homes for the past seventy five years. This is to Croydon' long term benefit. The stated reasons for not recommending the Estate for Heritage Site status were that a few original windows have been replaced, some boundary walls have needed rebuilding and regrettably planners have allowed one or two unsympathetic side extensions. Also that landscaping at the front of some houses has been replaced with paving and lawn. None-the- less the original character of the Estate is still intact. In any case, these same modifications apply to some of the houses in areas where Heritage Status is recommended. Whilst extensions and upgrades have been allowed over the years, to date nothing incongruous has been introduced (no multi-occupation, no conversion to flats, and no overt business usage). This is quite exceptional so near to the town Centre indeed any town centre. Aside from where it borders Green Belt land as referenced above, the Estate is adjoined largely by flat land. Park Hill to the west is nearly all flats or quite small homes on small plots and Addiscombe Road and beyond

designate Whitgift Estate as LHA

No change

The Whitgift Estate did not meet any of the Local Heritage Area criteria. It represents a typical pattern for interwar suburban development with the exception of the green space in the heart of the estate that currently private, not accessible for residents. Whitgift Estate is a good example of a residential character of 'Detached houses on relatively large plots'. The variety of architectural designs relatively broad; however, only a few buildings can be considered to be distinctive architectural quality. Very similar examples of this type of developments can be found in the South of the borough. Whilst it was considered that the Whitgift Estate area is an attractive residential location it does not have distinctive elements which would meet the criteria for Local Heritage Area designation. The character of the Whitgift Estate is successfully recognised and can be managed by the general policies in Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy SP4 of the Croydon Local Plan.

to the north is increasingly being encroached with flat conversions and new build blocks of flats replacing family houses.

The Whitgift Estate is under immense and imminent threat of going the same way and it is for this reason that we urge the Council to reconsider and grant it the protection of Heritage Status. We see more and more attempts to add flats sometimes disguised as annexes that include their own entrances and all the necessary facilities (kitchen, sitting room, bedroom and bathroom) that could very easily become a separate unit. Also there is constant pressure to use houses for commercial purposes. This Association and our residents, with support from the Council's planning team, have strenuously resisted all of this. Without Heritage protection we believe that within another twenty years and maybe much sooner the unique character of the Whitgift Estate will be destroyed as it becomes yet more flat land as part of the urban sprawl surrounding the town centre. Faced with the prospect of making big money converting houses into multiple flats the temptation for developers is a real and present danger. It is very important we get all the protection possible before anything adverse happens. Not many large towns like Croydon can boast such an estate so near its centre.

Many of us who live here on the Whitgift Estate and who have been fortunate enough to have success in our varying careers, have chosen to stay in Croydon and give back to the town particularly in our later years. It is the quality and character of the estate so near the town centre and transport links that is the main attraction of staying in Croydon. It is surely important to Croydon that future generations do the same rather than moving to Bromley, Oxted, Epsom, Sevenoaks etc. This is a jewel in our borough which needs to be saved and protected. It is probably under more threat than many of the proposed Heritage Sites and more in need of protection

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1350/01/003/SP4 (Table 5.1)/C	Helen Buckland <i>Environment Forum</i>	Comment	SP4 (Table 5.1)	The Forum cannot see what the effect of the amendments to the list of Local Heritage Areas is compared with the former Local Areas of Special Character. Apparent changes of name are not explained, and it is not clear which properties are included. We recommend that the lists be amended to include the addresses covered in each Local Heritage Area	No change	The complete Local Heritage Area review with addresses available on the Council's website on the evidence base pages which support the Croydon Local Plan and to add the full address to each Local Heritage Area in the Local Plan Document would be too lengthy and some include a number of roads.
1350/01/002/SP4 (Table 5.1)/C	Helen Buckland <i>Environment Forum</i>	Comment	SP4 (Table 5.1)	The Forum wonders whether there are any further areas that should be included as Local Heritage Areas. It recommends that the Cabinet be provided with a list of all areas previously examined to be Conservation Areas in the past but not accepted e.g. Pollards Hill to be sure that they should not be classified as Local Heritage Areas.	Change	The areas including Pollards Hill were assessed against the criteria for Local Heritage Areas and the complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan. In response to representations received on the Croydon Local Plan some adjustments have been made to the Local Heritage Areas proposed to be included in the proposed submission draft of the Croydon Local Plan. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

1610/01/053/SP4 (Table 5.1)/O  
Mr Sean Creighton  
*Norbury Residents Association Joi*

Object Soundness - SP4 (Table 5.1)  
Justified

- 1.The JPC considers that Pollards Hill's special character can only be protected by giving it Local Heritage Area status. Three open spaces exist in the area: the triangle park in Pollards Hill South, the rectangular park in Briar Rd, and the principle Hill at the upper end of Pollards Hill North. The Hill provides a green oasis in the uniformly laid out northern suburb.
- 2.The reason Pollards Hill Residents Association was formed was because of concerns about two sets of potential developments in 1988:
  - between Pollards Wood Rd and Ena Rd
  - behind Pollards Hill East, West and North for sixteen dwellings
- 3.An early action of the Association was to apply for designation of a Conservation Area.
- 4.Pollards Hill summit lies 212 feet above sea level, and one hundred feet above the London Rd. It is one of Croydon's highest vantage points from which to see Epsom Downs to the south-west on a clear day. It was why In 1897 Queen Victoria's Jubilee was celebrated with a beacon lit on the top of Pollards Hill. In 1988 the spot was still marked by an Ordnance Survey Trigonometry Station and datum. Evidence of Roman earthworks was found which is why it had a designation as an Archaeological Priority. At present the latest development St Philips Church Vicarage and back of 68-70 approved by the Council has to have a programme of archaeological work providing adequate opportunity to investigate and evacuate archaeological remains on the site.
- 5.The estate roads were laid out in 1862 and at the end of the 19thC a brickfield was located not far from the west boundary of St. Philip's Church.
- 6.Before the First World War the Hill was rural in character, houses built between 1904- 1910 existing in the London Rd end of Pollards Hill South only. The Norbury Golf Club on the west side of the Hill was sold before the Second World War for housing development.
- 7.The last remaining g allotments to the west were laid out as additional open space in the 1980s after falling into disuse.
- 8.By 1988 Pollards Hill had been built over although owing to its unique road layout, large tracts of garden backland and woodland remained

To designate the whole of the Pollards Hill area as a Local Heritage Area in protect its special character with its interlocking built heritage of road layout and houses, its landscaping and 'rural' qualities.

No change

The section of the Pollards Hill South area is recommended for the Local Heritage Area designation as it meets criteria. The view from Pollards Hill is proposed as a designated Croydon Panorama. The rest of the area, whilst very attractive, does not meet designation criteria for a Local Heritage Area. The evidence of the assessments of areas is available on the Council's website.

undisturbed.

9. The road layout of Pollards Hill ingeniously reflects the natural contours of the Hill. Viewing the plan form of the road, an artistic quality is apparent, being a complete contrast to the immediately adjacent suburban grid of roads, common to the northern part of Croydon. The curved and meandering layout has in turn influenced the pattern of housing development in the area which had been generally built in the early 1990s. As a by-product the layout also produced large areas of backland, some of which was developed in short cul-de-sac form, around which are sited individually designed and more expensive houses with generously sized gardens.

10. These larger gardens permitted the growth of a variety of mature trees which contribute substantially to the rus-in-arbea nature of the area. Additionally, as the result of gardens being generally several decades in age there exists a wide variety of shrubs and hedges that supplement the effect of the mature trees, of which in 1988 there were eight varieties.

11. While there are no listed buildings in Pollards Hill many of the houses have a distinctive and qualitative architectural style derived from some of the most notable English vernacular periods. Their form and setting in the mature landscape provides consistently good environmental quality that it is desirable and worthy of retention.

12. In 1988 approximately twelve distinctive cluster or group forms of dwellings design, and over thirty individually designed houses were identified. The majority of the designs derived from builder/architect forms prevalent in the early 20thC, a period during which the mass production of components was introduced for qualitative housing development, together with selective individuality of plan forms. The variety of architectural styles echoes village development, creating a sense of entity and place, and adding interest to street scenes.

13. St Philip's and Norbury Methodist Churches are civic landmarks in Pollards Hill and contrast with the residential development. St Philip's was built in 1902 and its second stage completed 1934. The Vicarage in Pollards Hill North was built in 1924 and grounds to the rear were laid out as a tennis court and bowling

green.

14. In 1988 it was assessed that because of the low density of the Hill, largely covered by gardens and open spaces, there remained strong opportunities for the survival of wild life, with sightings of foxes, hedgehogs, frogs and toads, all of which resided in the area. There were also a wide variety of bird species including Brown Owls, Magpies and Jays.

15. There have been many threats to the character of the area.  
- A proposal was 17 houses in the later 1970s of woodland to the rear of Pollards Hill South resulted in permission for nine dwellings, three of which were bungalows. The developers did not proceed and sold the land back to two adjacent owners, one of whom lopped and felled trees subject to preservation orders, against which the Council failed to take any effective enforcement action.  
- A proposal for two bungalows in the mid-1980s on garden land to the rear of Pollards Hill South and adjacent to Forest Gardens was refused. The application seemed designed to open up access along the entire length of the rear of Pollards Hill South outing at risk 1.5 acres of mature woodland.  
- In 1988 a major development was proposed between Pollards Hill East, West and North. The owner/developers ignored tree preservation orders by felling the mature trees involved.

16. The latest threat is on the garden land of 18 Pollards Hill West and the adjacent backland pleasure gardens.

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1610/01/017/SP4 (Table 5.1)/C	Mr Sean Creighton  <i>Norbury Residents Association Joi</i>	Comment	Soundness - Justified	SP4 (Table 5.1)	There is a need to ensure that the proposed list of Local Heritage Areas is complete. This can be checked by looking at past studies for potential conversation area status which were rejected may provide the basis for being Local Heritage Areas e.g. Pollards Hill.	consider Pollards Hill area for the Conservation Area designation	Change	There is no evidence in the Council records to support Conservation Area aspirations for the Pollards Hill area. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
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Object

SP4 (Table 5.1)

The loss of Local Area of Special Character protection for many roads such as West Hill, Campden and Spencer Roads, the Woodcote Estate and Hartley Farm will open these roads up to inappropriate development. Roads such as Oakwood Avenue in Purley should also be included as new Local Heritage Areas. In Policy DM31.4 (p126) some parts of Kenley, Sanderstead and South Croydon are earmarked for "intensification" – which will only encourage more building and again this will change the character of those areas and I strongly oppose this.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.



1793/01/006/SP4 (Table 5.1)/O	Amit Patel	<i>BK Financial Management Limited</i>	Object	SP4 (Table 5.1)	The loss of Local Area of Special Character protection for many roads such as West Hill, Campden and Spencer Roads, the Woodcote Estate and Hartley Farm will open these roads up to inappropriate development. Roads such as Oakwood Avenue in Purley should also be included as new Local Heritage Areas.	Change	The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
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1829/01/013/SP4 (Table 5.1)/O	Christine Cafferkey		Object	Soundness - Justified	SP4 (Table 5.1)	Roads such as Oakwood Avenue in Purley should also be included as new Local Heritage Areas.	Consider Oakwood Avenue as a possible Local Heritage Area.	No change	Your proposal has been noted, however not substantiated in planning terms. The Oakwood Avenue was a subject of Local Heritage Area review which provided no evidence on how the area meets criteria for Local Heritage Area designation. No new evidence was presented to demonstrate how the area meets Local Heritage Area designation criteria. The complete review is available on Council's website in the section presenting evidence base for the Croydon Local Plan.
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1829/01/012/SP4 (Table Christine Cafferkey  
5.1)/O

Object

Soundness -  
Justified

SP4 (Table 5.1)

The loss of Local Area of Special Character protection for many roads such as West Hill, Campden and Spencer Roads, the Woodcote Estate and Hartley Farm will open these roads up to inappropriate development.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan

1886/01/009/SP4 (Table David Smith  
5.1)/O

Object

SP4 (Table 5.1)

The loss of Local Area of Special Character protection for many roads such as West Hill, Campden and Spencer Roads, the Woodcote Estate and Hartley Farm will open these roads up to inappropriate development. Roads such as Oakwood Avenue in Purley should also be included as new Local Heritage Areas.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan

Object

SP4 (Table 5.1)

The loss of Local Area of Special Character protection for many roads such as West Hill, Campden and Spencer Roads, the Woodcote Estate and Hartley Farm will open these roads up to inappropriate development. Roads such as Oakwood Avenue in Purley should also be included as new Local Heritage Areas.

What I so depressing about the ethos running through this document is a total disregard for the best part of our borough and no incentive to make the worst parts better. Croydon has always provided a path for residents to progress from cheap housing to a better standard as they improve their lives through ambition and hard work. What we see in this document is socialist doctrine at its worst - keep people in their place and give no benefits to those who will not follow the herd. Pack everybody in - ignore the desire of most people to own a bit of land - take away the enjoyment of the garden culture. What a drab, colourless picture.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

1926/01/026/SP4 (Table 5.1)/O Councillor Luke Clancy

Object

Soundness - Justified SP4 (Table 5.1)

I object to the loss of Local Area of Special Character protection for Cheston Avenue, St. Helen's Road, St. Paul's Road, West Hill, Dornton Road, Ecclesbourne Road, Epsom Road, Chalfont Road, 15-55 Stanhope Road, Campden Road, Spencer Road, Hartley Farm area and Huntly Road and Sangly Road, as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is also worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

1989/01/008/SP4 (Table S R Samuel  
5.1)/O

Object

SP4 (Table 5.1)

The loss of local area of special character protection for West Hill, Dorton Road, Campden Road and Spencer Road, as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13

Change

The objection has been noted for West Hill and Dorton Road, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

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1990/01/006/SP4 (Table Douglas & Linda Oram  
5.1)/O

Object

SP4 (Table 5.1)

The loss of Local Areas of Special Character Protection for West Hill, Dornton Road and Campden Road and Spencer Road as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2062/01/026/SP4 (Table 5.1)/O  
Councillor Jason Perry  
*London Borough of Croydon*

Object  
Soundness - Justified  
SP4 (Table 5.1)

I object to the loss of Local Area of Special Character protection for Cheston Avenue, St. Helen's Road, St. Paul's Road, West Hill, Dornton Road, Ecclesbourne Road, Epsom Road, Chalfont Road, 15-55 Stanhope Road, Campden Road, Spencer Road, Hartley Farm area and Huntly Road and Sangly Road, as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2071/01/026/SP4 (Table 5.1)/O	Councillor Mario Creatura  London Borough of Croydon	Object	Soundness - Justified	SP4 (Table 5.1)	I object to the loss of Local Area of Special Character protection for Cheston Avenue, St. Helen's Road, St. Paul's Road, West Hill, Dornton Road, Ecclesbourne Road, Epsom Road, Chalfont Road, 15-55 Stanhope Road, Campden Road, Spencer Road, Hartley Farm area and Huntly Road and Sangly Road, as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13.	Change	The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.	
2128/01/005/SP4 (Table 5.1)/C	Cllr Steve O'Connell AM	Comment		SP4 (Table 5.1)	There is a need to ensure that the proposed list of Local Heritage Areas is complete. This can be checked by looking at past studies for potential conversation area status which were rejected may provide the basis for being Local Heritage Areas e.g. Pollards Hill.	Additional Local Heritage Areas, for example Pollards Hill, should be identified.	No change	The complete review of Local Heritage Areas including 39 existing Local Areas of Special Character and new proposals is available on the Council's website on the evidence base pages which support the Croydon Local Plan. The section of the Pollards Hill South area is recommended for the Local Heritage Area designation as it meets criteria. The view from Pollards Hill is proposed as a designated Croydon Panorama. The rest of the area, whilst very attractive, does not meet designation criteria for a Local Heritage Area.



2144/01/006/SP4 (Table 5.1)/O	P Busby	Object	SP4 (Table 5.1)	I am writing to object to the loss of Local Area of Special Character protection for West Hill, Dornton Road, Campden Road and Spencer Roadm, as they are heritage assets that deserve protection as a local heritage area under Policy SP4.13.	No change	The objection is noted. These sites were considered but did not meet the criteria to be included in the plan as a Local Heritage Area.	
2448/01/026/SP4 (Table 5.1)/O	Andy Stranack  Croydon Council	Object	Soundness - Justified	SP4 (Table 5.1)	I object to the loss of Local Area of Special Character protection for Cheston Avenue, St. Helen's Road, St. Paul's Road, West Hill, Dornton Road, Ecclesbourne Road, Epsom Road, Chalfont Road, 15-55 Stanhope Road, Campden Road, Spencer Road, Hartley Farm area and Huntly Road and Sangly Road, as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13.	Change	The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2739/01/010/SP4 (Table 5.1)/O Mr Colin Campbell

Object

Soundness - Justified

SP4 (Table 5.1)

The Whitgift Foundation Estate should be designated as a Local Heritage Area in the same way as Birdhurst Road. Its unique character needs to be protected.

No change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the area meets Local Heritage Area designation criteria. The Whitgift Estate is an attractive residential location; however does not reveal distinctive elements which would meet the criteria for Local Heritage Area designation. The variety of architectural designs relatively broad; however, only a few buildings can be considered to be distinctive architectural quality. Very similar examples of this type of developments can be found in the South of the borough. The character of the Whitgift Estate is successfully recognised and can be managed by the general policies in Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy SP4 of the Croydon Local Plan

2739/01/011/SP4 (Table 5.1)/O Mr Colin Campbell

Object

Soundness - Justified

SP4 (Table 5.1)

15-55 Stanhope Road should be designated a Local Heritage Area in order to preserve its character

No change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2771/02/002/SP4 (Table 5.1)/C Philippa Toogood

SP4 (Table 5.1)

Object to the decision to not include the Court Avenue Local Area of Special Character in the list of Local Heritage Areas on the grounds that 'Court Avenue and Tudor Close reveal architectural and townscape features typical for suburban development of the 1930's Britain. The buildings of distinctive architectural merit have already been included on Croydon's Local List of Historic Buildings.'

No change

Thank you very much for your valuable input . The information you have provided has significantly strengthened the case for the heritage significance for the Court Avenue area. After careful consideration of the submitted material the decision has been made to include the western section of Court Avenue, which contains the group of locally listed buildings, within the Bradmore Green Conservation Area. The review of the boundaries will be progressed during the preparation of the Bradmore Green Conservation Area Appraisal and Managements Plan Supplementary Planning Document.

2774/01/012/SP4 (Table 5.1)/O Cllr Susan Winborn  
*London Borough of Croydon*

Object

SP4 (Table 5.1)

15-55 Stanhope Road should be designated a Local Heritage Area in order to preserve its character.

No change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2775/01/026/SP4 (Table 5.1)/O

Cllr Tim Pollard  
*London Borough of Croydon*

Object

Soundness - Justified  
SP4 (Table 5.1)

I object to the loss of Local Area of Special Character protection for Cheston Avenue, St. Helen's Road, St. Paul's Road, West Hill, Dornton Road, Ecclesbourne Road, Epsom Road, Chalfont Road, 15-55 Stanhope Road, Campden Road, Spencer Road, Hartley Farm area and Huntly Road and Sangly Road, as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2776/01/026/SP4 (Table 5.1)/O	Cllr Helen Pollard  <i>London Borough of Croydon</i>	Object	Soundness - Justified	SP4 (Table 5.1)	I object to the loss of Local Area of Special Character protection for Cheston Avenue, St. Helen's Road, St. Paul's Road, West Hill, Dornton Road, Ecclesbourne Road, Epsom Road, Chalfont Road, 15-55 Stanhope Road, Campden Road, Spencer Road, Hartley Farm area and Huntly Road and Sangly Road, as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13.	Change	The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
2776/01/003/SP4 (Table 5.1)/O	Cllr Helen Pollard  <i>London Borough of Croydon</i>	Object	Soundness - Justified	SP4 (Table 5.1)	15-55 Stanhope Road should be designated a Local Heritage Area in order to preserve its character.	No change	The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2776/01/002/SP4 (Table 5.1)/O	Cllr Helen Pollard  London Borough of Croydon	Object	Soundness - Justified	SP4 (Table 5.1)	The Whitgift Foundation Estate should be designated as a Local Heritage Area in the same way as Birdhurst Road. Its unique character needs to be protected.	No change	<p>The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the area meets Local Heritage Area designation criteria.</p> <p>The Whitgift Estate is an attractive residential location; however does not reveal distinctive elements which would meet the criteria for Local Heritage Area designation. The variety of architectural designs relatively broad; however, only a few buildings can be considered to be distinctive architectural quality. Very similar examples of this type of developments can be found in the South of the borough. The character of the Whitgift Estate is successfully recognised and can be managed by the general policies in Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy SP4 of the Croydon Local Plan</p>
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2781/01/011/SP4 (Table 5.1)/O	Graham Bass	Object	SP4 (Table 5.1)	Why is the Woodcote Estate being de-designated?	The Woodcote Estate should be a Local Heritage Area.	No change	<p>The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the area meets Local Heritage Area designation criteria.</p> <p>The Woodcote Estate exhibits high quality townscape and landscape features but it does not clearly reveal historic or heritage value, or represent coherent architectural significance which would meet the criteria for Local Heritage designation. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.</p>
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2781/01/010/SP4 (Table 5.1)/O Graham Bass

Object

SP4 (Table 5.1)

Why isn't Oakwood Avenue proposed as a Local Heritage Area?

Oakwood Avenue should be a Local Heritage Area.

No change

The proposal has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Oakwood Avenue area does not reveal distinctive elements which would meet the criteria for Local Heritage Area designation. It is characteristic of other suburban developments in the area, with typical house types, townscape and landscape features. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2796/01/001/SP4 (Table 5.1)/C Roy Stone

*South Woodcote Residents Associ*

SP4 (Table 5.1)

In 2013 the Woodcote Estate was designated as a Local Area of Special Character (LASC) after receiving considerable support from the residents and this Association. The estate is considered by many to be a jewel in the crown of not only Purley but the London Borough of Croydon. It is then with amazement that we have discovered that under the new Plan, not only that the Woodcote Estate will lose its LASC status but will not be designated in its place as an Local Heritage Area (LHA).

When one reads in your document Assessment of Local Heritage Areas (Part 2) pages 96 and 97, it would seem to fulfil many of all three criteria which you have set out and therefore it is even more difficult to understand why the estate should not be given an LHA.

As is stated in your Summary 37.1, the Woodcote Estate is an attractive residential location with well-kept townscape and landscape features that are typical of affluent 1930s development. Particularly in para 37.3, the heritage of the estate is described in this paragraph starting from 1900 onwards and increasingly from 1910 to 1940 and as described in the following paragraph, Architecture ' the architectural styles are varied and often charismatic of their respective eras. Styles include mock Tudor, vernacular and Arts and Crafts'.

In 37.2 Description of the Area, the Woodcote Estate is described as a 'fine example of the predominantly residential character of the area which is detached houses on relatively large plots. The large and medium sized houses on the Woodcote Estate date from the early 20th century through to the present day and are set in the wide tree lined streets and avenues. The mature landscape reveal the historic pattern of development and reflect the location on the edge of the Green Belt. All buildings are in keeping with the local character but consist of a range of architectural styles and quality'.

Under 37.3 Landscape - the area is described as having 'large gardens bordered by hedges, tree lined streets act as a continuation of the adjacent green open spaces and how the area's most distinctive characteristic is the abundance of mature Maples and large Lime trees' and continues mentioning the healthy and mature trees on green verges

No change

The Woodcote Estate exhibits high quality townscape and landscape features but it does not clearly reveal heritage value, or represent coherent architectural significance which would meet the criteria for Local Heritage designation. The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed area meets Local Heritage Area designation criteria. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.



(photo 37.6) and mature hedges of property boundaries (photo 37.6).

When one reads the paragraphs 37.1 Summary to the end of 37.3 Assessment it seems to give good reasons why the area should be considered as a LHA.

It is particularly disappointing to read in 37.4 Negative Issues that 'removal of mature trees and hedges' and 'insensitive and over-large extensions preventing views between properties towards greenery'. This Association has, for years, been objecting to inappropriate extensions and in-fills within the estate, all mainly to no avail because the Planning Department has continued to grant planning permissions and yet now we find these are some of the very reasons that are being given for not designating the estate as an Local Heritage Area. We would therefore formally request that you reconsider this decision.

2812/01/026/SP4 (Table 5.1)/O	Cllr Jan Buttinger  <i>London Borough of Croydon</i>	Object	Soundness - Justified	SP4 (Table 5.1)	I object to the loss of Local Area of Special Character protection for Cheston Avenue, St. Helen's Road, St. Paul's Road, West Hill, Dornton Road, Ecclesbourne Road, Epsom Road, Chalfont Road, 15-55 Stanhope Road, Campden Road, Spencer Road, Hartley Farm area and Huntly Road and Sangly Road, as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13.	Change	The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
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2828/06/001/SP4 (Table Mr Eugene Regan 5.1)/O

Object

SP4 (Table 5.1)

The loss of Local Area of Special Character protection for many roads such as West Hill, Campden and Spencer Roads, the Woodcote Estate and Hartley Farm will open these roads up to inappropriate development. Roads such as Oakwood Avenue in Purley should also be included as new Local Heritage Areas.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2829/01/026/SP4 (Table 5.1)/O  
Cllr Margaret Mead  
Croydon Council

Object  
Soundness - Justified  
SP4 (Table 5.1)

I object to the loss of Local Area of Special Character protection for Cheston Avenue, St. Helen's Road, St. Paul's Road, West Hill, Dornton Road, Ecclesbourne Road, Epsom Road, Chalfont Road, 15-55 Stanhope Road, Campden Road, Spencer Road, Hartley Farm area and Huntly Road and Sangly Road, as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2842/01/026/SP4 (Table 5.1)/O  
Cllr Richard Chatterjee  
*London Borough of Croydon*

Object  
Soundness - Justified  
SP4 (Table 5.1)

I object to the loss of Local Area of Special Character protection for Cheston Avenue, St. Helen's Road, St. Paul's Road, West Hill, Dornton Road, Ecclesbourne Road, Epsom Road, Chalfont Road, 15-55 Stanhope Road, Campden Road, Spencer Road, Hartley Farm area and Huntly Road and Sangly Road, as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2970/01/010/SP4 (Table Janet Dean  
5.1)/O

Object

SP4 (Table 5.1)

10. The loss of Local Area of Special Character protection for many roads such as West Hill, Campden and Spencer Roads, the Woodcote Estate and Hartley Farm will open these roads up to inappropriate development. Roads such as Oakwood Avenue in Purley should also be included as new Local Heritage Areas.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan

3004/01/007/SP4 (Table Mr John Pewtress  
5.1)/O

Object

SP4 (Table 5.1)

Woodcote estate This area was developed by William Webb and its character must be preserved. There are many covenants and restrictions noted in Land-owner's documents and these should be sacrosanct.

No change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3039/01/007/SP4 (Table Samantha Freeman  
5.1)/O

Object Soundness - SP4 (Table 5.1)  
Justified

In particular I object to:-  
7. (DM31.4) I object to losing Local  
Areas of Special Character. For  
example, I would object to any  
change of Woodcote Estate's status  
that opened it up to increased  
development.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed area meets Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3083/01/004/SP4 (Table 5.1)/O Mr Edward Hart

Object

SP4 (Table 5.1)

I also wish to comment on the 'Local areas of special character'. I am concerned at the removal of Campden Road/Spencer Road and Dornton Road from this listing. These areas are under considerable pressure from developers and require protection. In particular, Dornton Road consists almost completely of individual villas with period features in good condition and should be maintained in this state. Any piecemeal development of individual sites would destroy this unity for good.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3225/01/011/SP4 (Table Sandra Dudman  
5.1)/O

Object Soundness - SP4 (Table 5.1)  
Justified

10) There are several roads marked as Local Areas of Special Character which may lose this protection. If this happens it will open these areas up to inappropriate development, and the areas would lose their character.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3312/01/013/SP4 (Table Mr Richard Brandwood  
5.1)/O

Object SP4 (Table 5.1)

There should be NO areas that lose their Local Area of Special Character protection status - rather we should be looking to add others to protect them from inappropriate redevelopment!

No change

The general character of Places of Croydon is successfully recognised and managed by the general policies of Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy SP4 of the Croydon Local Plan. Designation as a Local Heritage Area is not recommended. The objection to the loss of LASC has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the LASC areas meet Local Heritage Area designation criteria. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.



3316/01/011/SP4 (Table 5.1)/O Mr David Dudman

Object Soundness - Justified SP4 (Table 5.1)

10) There are several roads marked as Local Areas of Special Character which may lose this protection. If this happens it will open these areas up to inappropriate development, and the areas would lose their character.

No change

The general character of Places of Croydon is successfully recognised and managed by the general policies of Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy SP4 of the Croydon Local Plan. Designation as a Local Heritage Area is not recommended. The objection to the loss of LASC has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the LASC areas meet Local Heritage Area designation criteria. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3347/01/004/SP4 (Table 5.1)/O Mr Richard Veldeman

Object SP4 (Table 5.1)

The loss of Local Area of Special Character protection for many roads such as West Hill, Campden and Spencer Roads, the Woodcote Estate and Hartley Farm will open these roads up to inappropriate development.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3347/01/005/SP4 (Table 5.1)/O Mr Richard Veldeman

Object

SP4 (Table 5.1)

Roads such as Oakwood Avenue in Purley should also be included as new Local Heritage Areas.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

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3430/01/026/SP4 (Table 5.1)/O Mr Donald Speakman

Object Soundness - Justified SP4 (Table 5.1)

I object to the loss of Local Area of Special Character protection for Cheston Avenue, St. Helen's Road, St. Paul's Road, West Hill, Dornton Road, Ecclesbourne Road, Epsom Road, Chalfont Road, 15-55 Stanhope Road, Campden Road, Spencer Road, Hartley Farm area and Huntly Road and Sangly Road, as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3450/01/001/SP4 (Table 5.1)/O Earl of Ronaldshay

Object SP4 (Table 5.1)

I own the freehold of the Parkfields Estate, Shirley which includes property on both Wickham Road and Cheston Avenue. I understand there is a proposal to remove the Local Area of Special Character protection that this area currently enjoys and I am writing to express my objection to this. I am well aware that the occupiers of my properties in this area appreciate the unique character of the Estate and that this would be put at risk if this protection was lost.

No change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the area meets Local Heritage Area designation criteria. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan. The general character of Places of Croydon is successfully recognised and managed by the general policies of Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy SP4 of the Croydon Local Plan.

3474/01/010/SP4 (Table 5.1)/O	Mr Dennis King  <i>Sanderstead Residents' Associatio</i>	Object	Soundness - Justified	SP4 (Table 5.1)	<p>West Hill, Sanderstead</p> <p>The loss of Local Area of Special Character will encourage the demolition of the larger properties for redevelopment, possibly as flats following the flatted development at No 1 West Hill.</p> <p>West Hill illustrates the development of Sanderstead by the earlier building of quality larger properties close to Sanderstead Road to the newer properties towards Upper Selsdon Road. the loss of No 13, with its tree lined and wooded frontage, the property is built to the rear is an example of a architecturally exciting building as are many of the properties in West Hill, thus the road's importance.</p>	No change	<p>The objection has been noted, however not substantiated in planning terms. No evidence was presented that demonstrates how the listed area of West Hill meets Local Heritage Area designation criteria. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan. The general character of Places of Croydon is successfully recognised and managed by the general policies of Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy SP4 of the Croydon Local Plan.</p>
3564/01/001/SP4 (Table 5.1)/O	Margaret Watts	Object		SP4 (Table 5.1)	<p>I object most strongly to the loss of Local Area of Special Character protection for Cheston Avenue and Wickham Road. The estate has unique character such as Crittall Windows and provides efficient residential space yet an open feeling and sense of space.</p>	No change	<p>The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan. The general character of Places of Croydon is successfully recognised and managed by the general policies of Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy SP4 of the Croydon Local Plan.</p>

Object	Soundness - Justified	SP4 (Table 5.1)	I object to the loss of Local Area of Special Character protection for Cheston Avenue, St. Helen's Road, St. Paul's Road, West Hill, Dornton Road, Ecclesbourne Road, Epsom Road, Chalfont Road, 15-55 Stanhope Road, Campden Road, Spencer Road, Hartley Farm area and Huntly Road and Sangly Road, as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13.	Change	The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

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3778/01/002/SP4 (Table Mr & Mrs Wakelam  
5.1)/O

Object

SP4 (Table 5.1)

A related aspect of the above problem is the proposed loss under the Plan of Local Area Of Special Character for West Hill, Dornton Road, Campden Road and Spencer Road. These are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13. Croydon has precious little in the way of heritage and needs to preserve what it has.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3804/01/013/SP4 (Table 5.1)/O Cllr L Hale

*London Borough of Croydon*

Object

SP4 (Table 5.1)

Object to the loss of Local Area of Special Character protection for Cheston Avenue, St. Helen's Road, St. Paul's Road, West Hill, Dornton Road, Ecclesbourne Road, Epsom Road, Chalfont Road, 15-55 Stanhope Road, Campden Road, Spencer Road, Hartley Farm area and Huntly Road and Sangly Road, as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13.

Roads such as Oakwood Avenue in Purley and the Whitgift Estate should also be included as new Local Heritage Areas. None of these roads are safe if the proposed policy DM2 is approved.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object

Soundness - SP4 (Table 5.1)  
Justified

Removal of LASCs from West Hill  
Campden and Spenser rds leaving  
them even more vulnerable to  
inappropriate development and losing  
even more of Croydons local history

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed area of West Hill meets Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

The general character of Places of Croydon is successfully recognised and managed by the general policies of Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy SP4 of the Croydon Local Plan.



3975/01/005/SP4 (Table 5.1)/O Niren & Archana Shah

Object

Soundness - Justified SP4 (Table 5.1)

Object to the loss of Local Area of Special Character protection for West Hill, Dornton Road, Campden Road and Spencer Road, as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4034/01/008/SP4 (Table Ms S Quay 5.1)/O

Object

SP4 (Table 5.1)

We live on West Hill and are very worried at the proposal that our street (and Campden Road, Spencer Roads, Woodcote Estate and Hartley Farm) will lose their status as places of special historic interest. We also feel it is undemocratic that residents of these street have not been notified of the proposed changes in a way which would give them time to gather the historic and specialist information that would be needed to establish the validity of our streets' claims to a protected status. This change, combined with the proposal to open Croydon to garden developments, will ruin our loveliest roads. The only beneficiaries of this change will be developers.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan. The general character of Places of Croydon is successfully recognised and managed by the general policies of Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy SP4 of the Croydon Local Plan.

Object

SP4 (Table 5.1)

I object to the loss of Local Area of Special Character protection for Cheston Avenue, St. Helen's Road, St. Paul's Road, West Hill, Dornton Road, Ecclesbourne Road, Epsom Road, Chalfont Road, 15-55 Stanhope Road, Campden Road, Spencer Road, Hartley Farm area and Huntly Road and Sangly Road, as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13. Oakwood Avenue in Purley and the whole of the Whitgift Estate in Waddon should also be included as new Local Heritage Areas. None of these roads are safe if the proposed policy DM2 is approved.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4120/01/003/SP4 (Table 5.1)/O Mr Michael Atkins

Object

SP4 (Table 5.1)

The Loss of Protection for Local Areas of Special Character- namely, West Hill/Dornton Road, Campden Road, and Spencer Road. Properties within these locations are part of Croydon's heritage and are assets that deserve protection as Local Heritage Areas under Policy SP4.13. Croydon is improving and has tremendous potential to be a place where people want to live and work, and it is arguably the last of the London Boroughs to transform itself. Many people like older things and have a genuine interest in the past, so please do not throw it all away as it cannot be replaced.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4125/01/026/SP4 (Table 5.1)/O Councillor M Fisher

Object Soundness - SP4 (Table 5.1)  
Justified

I object to the loss of Local Area of Special Character protection for Cheston Avenue, St. Helen's Road, St. Paul's Road, West Hill, Dornton Road, Ecclesbourne Road, Epsom Road, Chalfont Road, 15-55 Stanhope Road, Campden Road, Spencer Road, Hartley Farm area and Huntly Road and Sangly Road, as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2092/01/001/SP4 (Table 5.1)/O	Pamela Kennard	Object	SP4 (Table 5.1)	<p>I am writing to register my disappointment and objection to your having rejected our proposal for LHAILASC status for Oakwood Avenue. As you know, this longstanding proposal has the unanimous support of all Residents, local Councillors, MP and Residents Association.</p> <p>Your stated reason for rejection is that character is already protected by current policies, including particularly those categorising particular areas. This is wrong because the designated area containing Oakwood Avenue also contains adjacent streets which have garden infills, including closes. Oakwood Avenue is the only remaining road in this part of Purley to consist entirely of substantial detached houses on large plots with no such infills. This broad designation therefore provides no protection against such infills, a matter now of increased concern in the light of the proposed weakening of garden development policy under DM2- to which I also object.</p> <p>You also cite reasons for rejection as overly large and inappropriately scaled extensions, infill buildings of inappropriate scale and siting, insensitive window replacements, fragmented tree line and loss of front garden boundaries. These are very minor, isolated and contentious (there are no infills!) points of detail when set against the major and predominant features set out in our very detailed proposal - addressing and meeting each of the LASC/LHA criteria. I would respectfully suggest that you have the balance wrong here and that our proposal should be reconsidered in a favourable light.</p>	designate Oakwood Avenue as Local Heritage Area	No change	<p>The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the Oakwood Avenue has met the Local Heritage Area designation criteria. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.</p>
1610/01/032/SP4 (Table 5.1)/S	Mr Sean Creighton	Support	SP4 (Table 5.1)	<p>The JPC welcomes the continued status of Norbury Estate as a Conservation Area, and the re-designation of three Local Areas of Special Interest as Local Heritage Areas (London Rd (Norbury) - formerly St Helen's, Beatrice Ave (South) and Pollards Hill South). It notes the proposed re-designation of 157-187 Covington Way as not meeting the new criteria to be a Local Heritage Area.</p>		Welcome support	
	<i>Norbury Residents Association Joi</i>	Soundness - Justified	Beatrice Avenue	<p>We support their continuation as heritage areas.</p>	They should continue to be a Local Heritage Area.	Welcome support	
0203/01/044/SP4 (Table 5.1)/S	Mr Charles King	Support	SP4 (Table 5.1)	<p>Chipstead Valley Road (St Dunston's Cottages)</p>			

2716/01/006/SP4 (Table 5.1)/C	Peter Jarvis <i>Chipstead Residents' Association</i>	Comment	Soundness - Effective	SP4 (Table 5.1)  Chipstead Valley Road (St Dunston's Cottages)	Although I have no objection in principle to this designation, I sincerely hope that such a designation will not compromise the Council's ability to further increase the traffic flow capacity of the signal controlled junction with Lion Green Road.		No change	Policy DM17.6 clarifies impact of Local Heritage Area designation on development. Substantial weight will be given to protecting and enhancing buildings, townscape, landscape features that make a positive contribution to the special character and appearance of the Local Heritage Area. Details of those special features can be found in the Local Heritage Area Review which is available on the Council's website on the evidence base pages supporting the Croydon Local Plan.
1610/01/031/SP4 (Table 5.1)/S	Mr Sean Creighton <i>Norbury Residents Association Joi</i>	Support	Soundness - Justified	SP4 (Table 5.1)  London Road (Norbury)	The JPC welcomes the continued status of Norbury Estate as a Conservation Area, and the re-designation of three Local Areas of Special Interest as Local Heritage Areas (London Rd (Norbury) - formerly St Helen's, Beatrice Ave (South) and Pollards Hill South). It notes the proposed re-designation of 157-187 Covington Way as not meeting the new criteria to be a Local Heritage Area.		Welcome support	
1610/01/033/SP4 (Table 5.1)/S	Mr Sean Creighton <i>Norbury Residents Association Joi</i>	Support	Soundness - Justified	SP4 (Table 5.1)  Pollards Hill South	The JPC welcomes the continued status of Norbury Estate as a Conservation Area, and the re-designation of three Local Areas of Special Interest as Local Heritage Areas (London Rd (Norbury) - formerly St Helen's, Beatrice Ave (South) and Pollards Hill South). It notes the proposed re-designation of 157-187 Covington Way as not meeting the new criteria to be a Local Heritage Area.		Welcome support	
0203/01/045/SP4 (Table 5.1)/S	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Support		SP4 (Table 5.1)  Station Approach (Coulsdon)	We support the continuation of the Railway Cottage in Station Approach as a heritage area	They should continue to be a Local Heritage Area.	Welcome support	
0203/01/046/SP4 (Table 5.1)/S	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Support		SP4 (Table 5.1)  The Dutch Village	We support the continuation of the Dutch Village as a heritage area.	They should continue to be a Local Heritage Area.	Welcome support	

0092/02/010/SP4 (Table 5.2)/O

Riddlesdown Residents Associatio

Object

SP4 (Table 5.2)

The RRA would again like to suggest the following additional viewpoints to the list. the top of Coombe Wood Hill/northern end of Ingleboro Drive, looking north towards Croydon and most of London for circa 15 miles. From the "Donkey Field" on Riddlesdown Common (behind circa 88 Ingleboro Drive) again looking north towards Croydon and central/north London and the same distance.

These should be designated as views.

No change

These views were assessed against designation criteria, which needs to be all met to be proposed as a Local Designated View. The view from the top of Coombe Wood Hill/northern end of Ingleboro Drive looking north towards Croydon was assessed and did not meet all the criteria as the viewpoint is not in an area or route identified in Figure 5.1 Policy SP4 (Public Realm) map, although it is accessible to the public and its subject matter met most of the criteria. It is a view of the main group of buildings in Croydon and a landmark, No 1 Croydon can be seen, but the view of London is not a consideration as the subject matter of the view must be of substantial parts of the borough of Croydon. Views outside of Croydon are not included as the subject matter is outside the remit of the Council. It is not a unique view as there are other similar views. The view from the 'Donkey Field' on Riddlesdown, behind circa 88 Ingleboro Drive, looking north towards Croydon and central/north London was assessed and did not meet all the criteria. The viewpoint, whilst in a major accessible area is not on the main path on Riddlesdown, it is in a side field. Nor is it on a route identified in Figure 5.1 Policy SP4 (Public Realm) map. The subject matter of the view is essentially of London with a partial view of Croydon, of Nestle in the mid distance and Purley Downs Golf course in the foreground, but with no Local Designated Landmark clearly visible. The view is substantially of London which is not included in the criteria for the reason stated above- namely that the subject matter of London is outside the remit of the Council. The assessments area also available on the Council's website.



0203/03/062/SP4 (Table 5.2)/C Mr Charles King  
*East Coulsdon Residents' Associat*

Comment

SP4 (Table 5.2)

Other Land Marks : That should be preserved are the Cane Hill Water Tower and St Andrew's Church and Tower, Coulsdon Manor and the Fox and Tudor Rose pubs

Change

Cane Hill Water Tower is already a proposed landmark (Lm1). The other suggestions for Landmarks have been assessed against the designation criteria which needs to be all met to be proposed as Local Designated Landmarks. Coulsdon Manor Hotel, the Fox and Tudor Rose pubs have not met all the criteria and are assessed as follows:  
Coulsdon Manor is not a prominent building, it is not visible from Coulsdon Road, and is not easily recognisable from a distance and not in any proposed Local Designated Views nor does it contribute to wayfinding or make a positive contribution to the built environment of Croydon and local distinctiveness; the Fox public House is not prominent as set back and only visible from Coulsdon Road when close to it and not seen from a distance away and not in any proposed Local Designated Views, although it is recognisable close up as is a distinctive building; the Tudor Road is set back from a road junction, and cannot be seen from further along Coulsdon Road, Old Coulsdon and is not in any proposed Local Designated Views . It is not easily recognisable, although it does positively contribute to the environment of the road junction.  
St Andrew's Church in Coulsdon has met the criteria as it is a prominent building, easily recognisable close up and from a distance, can be seen in a proposed Local Designated View from Woodcote Grove Road, iand positively contributes to the built environment of Croydon and will be added to the proposed Local Designated Landmarks. The individual assessments will be published as part of the

0203/01/039/SP4 (Table 5.2)/C	Mr Charles King  <i>East Coulsdon Residents' Associat</i>	Comment	SP4 (Table 5.2)	The views of the Town Centre, Croydon and Central London from Farthing Downs and Cane Hill should be protected, as should views of the Downs and Happy Valley from local residential property.	The views of the Town Centre, Croydon and Central London from Farthing Downs and Cane Hill should be protected, as should views of the Downs and Happy Valley from local residential property.	No change	The comment is noted. The view from Farthing Downs is included in the Local Plan as a Croydon Panorama ( CP4) as this meets all the criteria. There is not a view proposed from Cane Hill as this was not identified from the previous consultation on the Detailed Policies in 2013 and as the site is under construction there is no public access available.
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0203/01/048/SP4 (Table 5.2)/C	Mr Charles King  <i>East Coulsdon Residents' Associat</i>	Comment	SP4 (Table 5.2)	Cane Hill Water Tower and St Andrew's Church and Tower, Coulsdon Manor and the Fox and Tudor Rose pubs should be designated as landmarks.	Cane Hill Water Tower and St Andrew's Church and Tower, Coulsdon Manor and the Fox and Tudor Rose pubs should be designated as landmarks.	Change	<p>Cane Hill Water Tower is already a proposed landmark (Lm1). The other suggestions for Landmarks have been assessed against the designation criteria which needs to be all met to be proposed as Local Designated Landmarks. Coulsdon Manor Hotel, the Fox and Tudor Rose pubs have not met all the criteria and are assessed as follows:</p> <p>Coulsdon Manor is not a prominent building, it is not visible from Coulsdon Road, and is not easily recognisable from a distance and not in any proposed Local Designated Views nor does it contribute to wayfinding or make a positive contribution to the built environment of Croydon and local distinctiveness; the Fox public House is not prominent as set back and only visible from Coulsdon Road when close to it and not seen from a distance away and not in any proposed Local Designated Views, although it is recognisable close up as is a distinctive building; the Tudor Road is set back from a road junction, and cannot be seen from further along Coulsdon Road, Old Coulsdon and is not in any proposed Local Designated Views . It is not easily recognisable, although it does positively contribute to the environment of the road junction.</p> <p>St Andrew's Church in Coulsdon has met the criteria as it is a prominent building, easily recognisable close up and from a distance, can be seen in a proposed Local Designated View from Woodcote Grove Road, and positively contributes to the built environment of Croydon and will be added to the proposed Local Designated Landmarks. The individual assessments will be published as part of the</p>
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0203/03/052/SP4 (Table 5.2)/C	Mr Charles King  <i>East Coulsdon Residents' Associat</i>	Comment	SP4 (Table 5.2)	The views of the Town Centre, Croydon and Central London from Farthing Downs and Cane Hill should be protected, as should views of the Downs and Happy Valley from local residential property.	No change	The comment is noted. The view from Farthing Downs is included in the Local Plan as a Croydon Panorama ( CP4) as this meets all the criteria. There is not a view proposed from Cane Hill as this was not identified from the previous consultation on the Detailed Policies in 2013 and as the site is under construction there is no public access available. Views from residential properties are not publically accessible and therefore so not meet this criteria for designation as a Local Designated View.
1665/02/001/SP4 (Table 5.2)/C	Mr Niall McNevin  <i>Paragon Regeneration</i>	Comment	SP4 (Table 5.2)	SPECIFICALLY SHOULD ADDRESS THE VIEW SOUTHWARDS UP TO THE SPIRE ON THE HILL ( ROYAL RUSSELL SCHOOL ) (CP8 southwards).	No change	The panorama CP8 is of the Croydon Metropolitan area and does not list the individual buildings in the panorama. The viewpoint selected for CP8 is that which is the closest to the A23 and where the widest panorama can be viewed and which gives the clearest view of substantial parts of Croydon with the least obstructions of subject matter. The spire of Royal Russell School is not visible southwards from Purley Way or the playing fields but the spire of Thomas More School can just be seen above trees from the playing fields, but not from long distance views along Purley Way. The view southwards is not such a wide view as that of CP8 and is mainly of trees with no Local Designated Landmarks in the view. The proposal for a view southwards does not meet the criteria for a Local Designated View as no key landmarks can be seen in the view, Thomas More School was assessed against critiera for designation as a Local Landmark and did not meet all the criteria for this designation as it is set back from the road, screened by trees with no visible presence in the streetscene, although it does have distinctive architecture to its elevation.

1926/01/008/SP4 (Table 5.2)/O	Councillor Luke Clancy	Object	Soundness - Justified	SP4 (Table 5.2)	In 2013 the Woodcote Estate was designated as a Local Area of Special Character (LASC). I object to the Woodcote Estate losing its LASC status and believe the Estate should be at the very least be designated in as a Local Heritage Area (LHA).		No change	All LASCs were considered as potential LHAs and in the case of the Woodcote Estate it was found that it did not meet the criteria for designation as a LHA. The criteria were previously consulted upon between October and November 2013. The objection to the loss of LASC has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the LASC areas meet Local Heritage Area designation criteria. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan. The general character of Places of Croydon is successfully recognised and managed by the general policies of Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy SP4 of the Croydon Local Plan.
2842/01/006/SP4 (Table 5.2)/O	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Object	Soundness - Effective	SP4 (Table 5.2)	The views from Greenway Gardens towards central London should be recognised and protected.		No change	Only views of substantial parts of the borough of Croydon can be protected as the Council cannot control what happens in a view if the subject matter of the view is outside of the borough.
3460/01/004/SP4 (Table 5.2)/O	Mr & Mrs Batki-Braun	Object	Soundness - Justified	SP4 (Table 5.2)	Finally, the Local Area of Special Character designation of the Woodcote Estate. This designation was obtained only a few years ago when practically all the residents supported the application of the Purley and Woodcote Residents Association. This Estate is generally considered the most appropriate in Purley for this designation and its loss would be an environmental and aesthetic tragedy. We can not understand the reasons to withdraw it.	Woodcote Estate should be a Local Heritage Area	No change	The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed area meets Local Heritage Area designation criteria. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
2839/01/003/SP4 (Table 5.2)/S	Cllr Yvette Hopley <i>London Borough of Croydon</i>	Support	Soundness - Justified	SP4 (Table 5.2) All Saints' Church, Sanderstead	Pleased to see All Saints Church a landmark site.		Welcome support	
2839/02/003/SP4 (Table 5.2)/S	Cllr Yvette Hopley <i>London Borough of Croydon</i>	Support	Soundness - Justified	SP4 (Table 5.2) All Saints' Church, Sanderstead	Pleased to see All Saints Church a landmark site.		Welcome support	

0790/01/001/SP4 (Table 5.2)/O	Mr Mathew Frith <i>London Wildlife Trust</i>	Object	Soundness - Justified	SP4 (Table 5.2)  New Addington of Addington Palace	We object to the de-designation of the New Addington to Addington Palace Local Designated View. We believe this helps to protect the panorama from the high chalk ground at New Addington to the wooded hills arising up from Gravel Hill and Addington Palace, and helps to retain the landscape character of this part of Croydon.	No change	The Local Designated View was de-designated as it is not a unique view and a Croydon Panorama (Cp6) was identified that meets the criteria for designation and includes the view of Addington Palace and its surrounds.
0203/03/058/SP4.13/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment		SP4.13	Listed building : The following should be an essential part of Coulsdon's history.. The Methodist Church flint building, 75 Fairdene Road. The Cane Hill Admin building and Chapel and The Grange, Bradmore Farm, Barn Cottage Yew Tree Cottage, Cherry Tree Cottage and St John's Church Old Coulsdon along with the various coal posts in the district should remain listed signifying the importance to the area.	No change	The Methodist Church flint building, 75 Fairdene Road. The Cane Hill Admin building and Chapel and The Grange, Bradmore Farm, Barn Cottage Yew Tree Cottage, Cherry Tree Cottage and St John's Church Old Coulsdon along with the various coal posts in the district will remain listed.
1821/01/004/SP4.13/O	Hina Shavdia	Object	Soundness - Justified	SP4.13	OBJECT to the loss of Local Area of Special Character protection for West Hill, Dornton Road, Campden Road and Spencer Road, as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13	Change	The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

1860/01/005/SP4.13/C Mrs Cathy Sidholm

SP4.13

The loss of Local Area of Special Character protection for West Hill, Dornton Road, Campden Road and Spencer Road, as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

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1926/01/027/SP4.13/O Councillor Luke Clancy

Object Soundness - SP4.13  
Justified

Roads such as Oakwood Avenue in Purley and the Whitgift Estate should also be included as new Local Heritage Areas. None of these roads are safe if the proposed policy DM2 is approved.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan



1944/01/007/SP4.13/O Mr Mark Barrows

Object

SP4.13

The loss of Local Area of Special Character protection for West Hill, Dornton Road, Campden Road and Spencer Road, as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan

2056/01/010/SP4.13/O	Councillor Dudley Mead <i>London Borough of Croydon</i>	Object	SP4.13	<p>I object to the loss of Local Area of Special Character protection for Cheston Avenue, St. Helen's Road, St. Paul's Road, West Hill, Dornton Road, Ecclesbourne Road, Epsom Road, Chalfont Road, 15-55 Stanhope Road, Campden Road, Spencer Road, Hartley Farm area and Huntly Road and Sangly Road, as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13.</p> <p>Roads such as Oakwood Avenue in Purley and the Whitgift Estate should also be included as new Local Heritage Areas. None of these roads are safe if the proposed policy DM2 is approved.</p>	Change	<p>The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan</p>
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2062/01/027/SP4.13/O	Councillor Jason Perry <i>London Borough of Croydon</i>	Object	Soundness - Justified	SP4.13	Roads such as Oakwood Avenue in Purley and the Whitgift Estate should also be included as new Local Heritage Areas. None of these roads are safe if the proposed policy DM2 is approved.	Change	The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan
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2071/01/027/SP4.13/O	Councillor Mario Creatura <i>London Borough of Croydon</i>	Object	Soundness - SP4.13 Justified	Roads such as Oakwood Avenue in Purley and the Whitgift Estate should also be included as new Local Heritage Areas. None of these roads are safe if the proposed policy DM2 is approved.	Change	The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan
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I object to the loss of Local Area of Special Character protection for Cheston Avenue, St. Helen's Road, St. Paul's Road, West Hill, Dornton Road, Ecclesbourne Road, Epsom Road, Chalfont Road, 15-55 Stanhope Road, Campden Road, Spencer Road, Hartley Farm area and Huntly Road and Sangly Road, as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13. Roads such as Oakwood Avenue in Purley and the Whitgift Estate should also be included as new Local Heritage Areas. None of these roads are safe if the proposed policy DM2 is approved.

These areas of Local Area of Special Character should become Local Heritage Areas.

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2141/01/007/SP4.13/O P Graham

Object

SP4.13

The loss of Local Area of Special Character protection for West Hill, Dornton Road, Campden Road and Spencer Road, as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan

2152/01/006/SP4.13/O David Moulton

Object

SP4.13

I object to the loss of Local Area of Special Character protection for West Hill, Dornton Road, Campden Road and Spencer Road, as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. Both West Hill and Dornton Road did not meet the new criteria for designation. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object Soundness - SP4.13  
Justified

The Local Area of Special Character protection for West Hill, Dornton Road, Campden Road and Spencer Road should not be lost, as they are heritage assets which deserve protection.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan



2448/01/027/SP4.13/O

Andy Stranack

*Croydon Council*

Object

Soundness - SP4.13  
Justified

Roads such as Oakwood Avenue in Purley and the Whitgift Estate should also be included as new Local Heritage Areas. None of these roads are safe if the proposed policy DM2 is approved.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan

2586/01/012/SP4.13/O Anna Bannon

Object

SP4.13

15-55 Stanhope Road should be designated as Local Heritage Area in order to preserve its character.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan

2586/01/011/SP4.13/O Anna Bannon

Object

SP4.13

Whitgift Foundation Estate should be designated as Local Heritage Area in order to preserve tts character.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan

2635/01/014/SP4.13/O	Paul Sandford <i>Bourne Society</i>	Object	SP4.13	I object to the loss of Local Area of Special Character protection for Cheston Avenue, St. Helen's Road, St. Paul's Road, West Hill, Dornton Road, Ecclesbourne Road, Epsom Road, Chalfont Road, 15-55 Stanhope Road, Campden Road, Spencer Road, Hartley Farm area and Huntly Road and Sangly Road, as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13. Roads such as Oakwood Avenue in Purley and the Whitgift Estate should also be included as new Local Heritage Areas. None of these roads are safe if the proposed policy DM2 is approved	Change	The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan
2695/01/010/SP4.13/C	Cllr Chris Wright <i>London Borough of Croydon</i>	Comment	SP4.13	Residents were very disappointed that part of the area of special character in the Dutch Village was to be lost and re-defined. They couldn't understand the logic behind that decision as both Wilhelmina Avenue and The Netherlands were part of the same development and formed a distinct entity and character.	No change	Changes to the boundary of the existing LASC reflect on heritage significance of particular properties. No's 12-18 Woodplace Lane formed part of the original Dutch style estate designed by Dutch architect Wouter Hamdorff and therefore should be included in the designation area. Wilhelmina Avenue contains later additions that were partly inspired but not designed or built by the Wouter Hamdorff.

2774/01/011/SP4.13/O	Cllr Susan Winborn <i>London Borough of Croydon</i>	Object	SP4.13	The Whitgift Foundation Estate should be designated as a Local Heritage Area. Its unique character needs to be protected.	No change	<p>The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the area meets Local Heritage Area designation criteria.</p> <p>The Whitgift Estate is an attractive residential location; however does not reveal distinctive elements which would meet the criteria for Local Heritage Area designation. The variety of architectural designs relatively broad; however, only a few buildings can be considered to be distinctive architectural quality. Very similar examples of this type of developments can be found in the South of the borough. The character of the Whitgift Estate is successfully recognised and can be managed by the general policies in Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy SP4 of the Croydon Local Plan</p>
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2775/01/027/SP4.13/O	Cllr Tim Pollard <i>London Borough of Croydon</i>	Object	Soundness - Justified	SP4.13	Roads such as Oakwood Avenue in Purley and the Whitgift Estate should also be included as new Local Heritage Areas. None of these roads are safe if the proposed policy DM2 is approved.	Change	The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan
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2776/01/027/SP4.13/O	Cllr Helen Pollard <i>London Borough of Croydon</i>	Object	Soundness - Justified	SP4.13	Roads such as Oakwood Avenue in Purley and the Whitgift Estate should also be included as new Local Heritage Areas. None of these roads are safe if the proposed policy DM2 is approved.	Change	The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan
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2812/01/027/SP4.13/O	Cllr Jan Buttinger <i>London Borough of Croydon</i>	Object	Soundness - Justified	SP4.13	Roads such as Oakwood Avenue in Purley and the Whitgift Estate should also be included as new Local Heritage Areas. None of these roads are safe if the proposed policy DM2 is approved.	Change	The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan
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2829/01/027/SP4.13/O Cllr Margaret Mead  
Croydon Council

Object Soundness - SP4.13  
Justified

Roads such as Oakwood Avenue in Purley and the Whitgift Estate should also be included as new Local Heritage Areas. None of these roads are safe if the proposed policy DM2 is approved.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan

2841/01/040/SP4.13/O	Cllr Vidhi Mohan <i>London Borough of Croydon</i>	Object	SP4.13	<p>The Whitgift Estate should also be included as new Local Heritage Areas. None of the roads on the Estate will safe if the proposed policy DM2 is approved. The Whitgift Estate is a beautiful and tranquil environment that needs to be preserved. The reasons stated for not including it as a local heritage area are trivial and flimsy. These need to be reconsidered by the Council.</p> <p>Roads such as Oakwood Avenue in Purley and the Whitgift Estate should also be included as new Local Heritage Areas. None of these roads are safe if the proposed policy DM2 is approved.</p>	Change	<p>The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan</p>
2841/01/001/SP4.13/O	Cllr Vidhi Mohan <i>London Borough of Croydon</i>	Object	SP4.13	<p>I object to the loss of Local Area of Special Character protection for 15-55 Stanhope Road, as it is a heritage asset that deserves protection as a Local Heritage Area under Policy SP4.13.</p>	No change	<p>The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed area meet Local Heritage Area designation criteria. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan</p>

2841/01/041/SP4.13/O	Cllr Vidhi Mohan <i>London Borough of Croydon</i>	Object	SP4.13	I object to the loss of Local Area of Special Character protection for Cheston Avenue, St. Helen's Road, St. Paul's Road, West Hill, Dornton Road, Ecclesbourne Road, Epsom Road, Chalfont Road, 15-55 Stanhope Road, Campden Road, Spencer Road, Hartley Farm area and Huntly Road and Sangly Road, as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13.	Change	The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan
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2842/01/027/SP4.13/O	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Object	Soundness - Justified	SP4.13	Roads such as Oakwood Avenue in Purley and the Whitgift Estate should also be included as new Local Heritage Areas. None of these roads are safe if the proposed policy DM2 is approved.	Change	The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan
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2886/01/007/SP4.13/O	Mrs Dianne Haile	Object	SP4.13	I am writing to object to the loss of Local Area of Special Character protection for West Hill, Dornton Road, Campden Road and Spencer Road as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13	Change	The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan
2963/01/004/SP4.13/S	Mrs A Djemil	Support	SP4.13	Local area of special Character designations of part of Croydon made no sense. The heritage sites proposal is of much higher value.	Welcome support	

2999/01/008/SP4.13/O Mr John Harris

Object

SP4.13

I am writing to object to: The loss of Local Area of Special Character protection for West Hill, Dornton Road, Campden Road, Spencer Road, the Woodcote Estate and Hartley Farm as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13 and the loss will open these roads up to inappropriate development. In Policy DM31.4 (p126) some parts of Kenley, Sanderstead and South Croydon are earmarked for "intensification", in other words, more building, and this will change the character of those areas.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan

6. DM17:

- The Whitgift Foundation Estate should be designated as a Local Heritage Area in the same way as Birdhurst Road. Its unique character needs to be protected.
- 15-55 Stanhope Road should be designated a Local Heritage Area in order to preserve its character.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan

3430/01/027/SP4.13/O Mr Donald Speakman

Object

Soundness - SP4.13  
Justified

Roads such as Oakwood Avenue in Purley and the Whitgift Estate should also be included as new Local Heritage Areas. None of these roads are safe if the proposed policy DM2 is approved.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan



3561/01/007/SP4.13/O	Linda Hione	Object	SP4.13	The loss of Local Area of Special Character protection for many roads such as West Hill, Campden and Spencer Roads, the Woodcote Estate and Hartley Farm will open these roads up to inappropriate development. Roads such as Oakwood Avenue in Purley should also be included as new Local Heritage Areas.	Change	The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan
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3571/01/007/SP4.13/O	Mr & Mrs Hewitt	Object	SP4.13	The loss of Local Area of Special Character protection for many roads such as the Woodcote Estate and Hartley Farm will open these roads up to inappropriate development. Roads such as Oakwood Avenue in Purley should also be included as new Local Heritage Areas.	Change	The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan
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I object to the proposed loss of Local Area of Special Character protection for many roads such as West Hill, Campden and Spencer Roads, the Woodcote Estate and Hartley Farm. Loss of protection will open up these roads to inappropriate development. Roads, such as Oakwood Avenue in Purley should also be included as new Local Heritage Areas.

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan

3699/01/027/SP4.13/O Cllr J Cummings

Object

Soundness - SP4.13  
Justified

Roads such as Oakwood Avenue in Purley and the Whitgift Estate should also be included as new Local Heritage Areas. None of these roads are safe if the proposed policy DM2 is approved.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan

3708/01/018/SP4.13/O Mrs J McDonald

Object

SP4.13

The loss of Local Area of Special Character protection for many roads such as West Hill, Campden and Spencer Roads, the Woodcote Estate and Hartley Farm will open these roads up to inappropriate development. Roads such as Oakwood Avenue in Purley should also be included as new Local Heritage Areas

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan

3782/01/007/SP4.13/O Mr David Reid

Object

SP4.13

The loss of Local Area of Special Character protection for West Hill, Dornton Road, Campden Road and Spencer Road, as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan

The loss of the Local Area of Special Character protection for many roads such as West Hill, Campden and Spencer Roads, the Woodcote Estate and Hartley Farm will open these roads up to inappropriate development. Roads such as Oakwood Avenue in Purley should also be included as new Local Heritage Areas

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan

3847/01/006/SP4.13/O Mr M Hayden

Object

SP4.13

The loss of Local Area of Special Character protection for many roads such as West Hill, Campden and Spencer Roads will open these roads up to inappropriate development.

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan. The general character of Places of Croydon is successfully recognised and managed by the general policies of Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy SP4 of the Croydon Local Plan.

3874/01/006/SP4.13/O Carol Winterburn

Object

SP4.13

object to

Change

4.The loss of Local Area of Special Character protection for West Hill, Dornton Road, Campden Road and Spencer Road, as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13.

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan



3882/01/006/SP4.13/O Wendy Moulton

Object

SP4.13

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. Both West Hill and Dornton Road did not meet the new criteria for designation. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan

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I object to the loss of Local Area of Special Character protection for Cheston Avenue, St. Helen's Road, St. Paul's Road, West Hill, Dornton Road, Ecclesbourne Road, Epsom Road, Chalfont Road, 15-55 Stanhope Road, Campden Road, Spencer Road, Hartley Farm area and Huntly Road and Sangly Road, as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13. Roads such as Oakwood Avenue in Purley and the Whitgift Estate should also be included as new Local Heritage Areas. None of these roads are safe if the proposed policy DM2 is approved.

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan

4125/01/027/SP4.13/O	Councillor M Fisher	Object	Soundness - Justified	SP4.13	Roads such as Oakwood Avenue in Purley and the Whitgift Estate should also be included as new Local Heritage Areas. None of these roads are safe if the proposed policy DM2 is approved.	Change	The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan
4130/01/006/SP4.13/O	Mr Peter Merry	Object		SP4.13	The Whitgift Foundation Estate should be designated as a Local Heritage Area in the same way as Birdhurst Road. Its unique character needs to be protected. 15-55 Stanhope Road should be designated a Local Heritage Area in order to preserve its character.	Change	The objection has been noted, however these sites were considered as part of the review and did not meet the criteria required for designation. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
4192/01/008/SP4.13/O	Mrs Annette Merry	Object		SP4.13	The Whitgift Foundation Estate should be designated as a Local Heritage Area in the same way as Birdhurst Road. Its unique character needs to be protected. 15-55 Stanhope Road should be designated a Local Heritage Area in order to preserve its character.	No change	The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan

4199/01/010/SP4.13/O Mr F Partovi

Object

SP4.13

To protect their character the Whitgift Foundation Esates and 15-55 Stanhope Road should be designated as Local Heritage Areas.

No change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4239/01/006/SP4.13/O Mr & Mrs Feast

Object

Soundness - SP4.13  
Justified

4. The loss of Local Area of Special Character protection for West Hill, Dornton Road, Campden Road and Spencer Road, as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13. Croydon should be proud of having such areas and not just destroy them for ever. These areas are places that should give Croydon some character and not just be the butt for Boris's jokes. Please do not give him even more ammunition,

Change

The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan

1610/01/029/SP4.13/O	Mr Sean Creighton Norbury Residents Association Joi	Object	Soundness - Justified SP4.13	<p>The JPC welcomes the continued status of Norbury Estate as a Conservation Area, and the re-designation of three Local Areas of Special Interest as Local Heritage Areas (London Rd (Norbury) - formerly St Helen's, Beatrice Ave (South) and Pollards Hill South). It notes the proposed re-designation of 157-187 Covington Way as not meeting the new criteria to be a Local Heritage Area.</p> <p>It notes that the local list of Historic Parks and Gardens only includes Norbury Hall, and Pollards Hill. It considers that Norbury Park should be added.</p> <p>It cannot find the justification for Norbury Manor and Pollards Hill no longer being treated as Archaeological Priority Areas. It also is confused by the fact that Pollards Hill (prehistoric earthwork) is mentioned, Norbury Manor is not, as being an Area in the support document 'Archaeological Priority Areas. London Borough of Croydon and English Heritage. A Review. Draft. December 2014.)</p>	'That Pollards Hill (prehistoric earthwork) and Norbury Manor be added into the list of Archaeological Priority Areas'	No change	<p>Norbury Hall Park was not considered as an APA because Norbury Hall is an early 19th century buildings and the park was its grounds. There is no evidence of an earlier building existing on the site and the HER has no other information indicating anything of archaeological interest within the park's area. It therefore did not fall within the scope of our APA criteria.</p>
2906/04/002/SP4.13/O	Mr Gerald Smith	Object	SP4.13	<p>Do you think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3? - No it remains to be seen if objections are taken into account.</p> <p>Do you think that the preferred approach is deliverable?- No the onus for this is on the council. Is it sustainable? See response below- Why are you changing the 'Local Area of Special Character' protection to some areas of South Croydon? Do you plan to demolish all the properties in the area to facilitate less acceptable property building? The whole policy proposal suggests envy and destruction of the one area in Croydon which can claim to be a credit to the council in its pursuit of city status.</p>	Change	<p>The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how areas in South Croydon that were designated as Local Areas of Special Character meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan</p>	

3804/01/014/SP4.13/O	Cllr L Hale <i>London Borough of Croydon</i>	Object	SP4.13	I object to the loss of Local Area of Special Character protection for Cheston Avenue, St. Helen's Road, St. Paul's Road, Dornton Road, Ecclesbourne Road, Epsom Road, Chalfont Road, as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13.	Change	The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
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0112/02/001/SP4.13/O	Mr Roy Colbran <i>Whitgift Estate Residents Associati</i>	Object	SP4.13	<p>These comments relate to the designation of the Whitgift Estate as a Local Heritage Area being No.13 of the areas which are not recommended in the Local Plan. The comments are supplementary to those submitted by our Chairman, Gerry Meredith-Smith, on 4 December. We note that a number of the areas actually proposed for Heritage Status have already seriously deteriorated thus failing to meet the criterion of "well-preserved" which is a requirement under all three of the required criteria. A good example is an area close to us i.e.No. 3. Birdhurst Road and Birdhurst Rise. The recommendation in that case ignores the fact that the Victorian houses are interspersed along the length of Birdhurst Road with houses and flats of much later, and inappropriate, style. This is true to a lesser extent in Birdhurst Rise. In one case one of the Victorian houses has been covered in a most unsuitable cladding. There are also inappropriate upwards extensions, bay windows and a loss of front gardens with paving and the adverse features associated with multiple occupation. Nevertheless, we do not object to the Council's desire to protect what remains of the good architecture in that area. But surely it is just as important, if not more important, to give maximum protection to the Whitgift Estate which does not yet suffer any of the deterioration described above. The negative issues referred to in 13.4 of the detailed recommendation are only minor compared with what has happened elsewhere and certainly do not detract from the overall quality of Townscape and Landscape. We note that the requirement is only to meet one or more of the three criteria whereas there is a strong impression that the Council is concentrating on architectural form of individual buildings to the exclusion of other factors.</p>	designate Whitgift Estate as LHA	No change	<p>The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the area meets Local Heritage Area designation criteria. The Whitgift Estate is an attractive residential location; however does not reveal distinctive elements which would meet the criteria for Local Heritage Area designation. The variety of architectural designs relatively broad; however, only a few buildings can be considered to be distinctive architectural quality. Very similar examples of this type of developments can be found in the South of the borough. The character of the Whitgift Estate is successfully recognised and can be managed by the general policies in Chapter 7 paragraph 58 of the National Planning Policy Framework, Policy 7.4 of the London Plan and Policy SP4 of the Croydon Local Plan.</p>
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1915/01/002/SP4.13/O	Andrew Hilton	Object	SP4.13	I am concerned about the proposals in DM31.4 regarding certain areas losing the current Local Area of Special Heritage status and not being reclassified as a Local Heritage Area. The plan mentions 'intensification' which seems to suggest increased building. This would undoubtedly change the character of these areas so I wish to register my objection to these proposals.	No change	The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how these areas meet Local Heritage Area designation criteria. All of them have been subject of the review in 2014 and none met the criteria for designation. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan. The policy 31.4 was withdrawn from the final draft of the Croydon Local Plan: Detailed Policies and Proposals in response to the new piece of evidence which was not available prior to consultation. The detailed Level 1 Strategic Flood Risk Assessment identified all six proposed areas of focussed intensification as being of a high risk of flooding (fluvial, surface and groundwater) therefore not suitable for intensification.
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1916/01/014/SP4.13/O	Andrew Hird	Object	SP4.13	The loss of Local Area of Special Character protection for many roads such as West Hill, Campden and Spencer Roads, the Woodcote Estate and Hartley Farm will open these roads up to inappropriate development. Roads such as Oakwood Avenue in Purley should also be included as new Local Heritage Areas.	designate West Hill, Campden and Spencer Roads, the Woodcote Estate and Hartley Farm as Local Heritage Areas.	Change	The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
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2691/01/004/SP4.5/S	Hyde Housing Association	Support		SP4.5	Hyde Housing are supportive of the policy and the promotion of high density development and tall buildings within the Croydon Opportunity Area.		Welcome support	The Council welcomes the support.
0084/02/003/SP5.3/O	Mr Dale Greetham Sport England	Object		SP5.3	Sport England welcomes the inclusion of the need to protect existing community facilities but it should specifically reference indoor and outdoor sports facilities. This section should therefore be revised to reflect Sport England's Land Use Planning Policy Statement 'Planning for Sport Aims and Objectives' and this section should also be in line with Paragraph 74 or the NPPF and Sport England's Playing Fields Policy. Sport England welcomes the inclusion of the need to provide community facilities to meet the needs of the population of Croydon but it should specifically reference indoor and outdoor sports facilities. This should therefore be revised to reflect Sport England's Land Use Planning Policy Statement 'Planning for Sport Aims and Objectives'.	The policy should specifically reference indoor and outdoor sports facilities and be in line with paragraph 74 of the NPPF.	No change	Policy SP5.3 refers to the protection of Community Facilities. This includes a broad range of uses that would include indoor and outdoor sports facilities. It is not considered appropriate to list these in the Policy
2839/01/004/SP5.3/S	Cllr Yvette Hopley London Borough of Croydon	Support	Soundness - Effective	SP5.3	Pleased to see that protecting existing community facilities that still serve or have the ability to serve the needs of the community has been added in sp5.3 Sanderstead library is the only community facility.		Welcome support	
2839/02/004/SP5.3/S	Cllr Yvette Hopley London Borough of Croydon	Support	Soundness - Effective	SP5.3	Pleased to see that protecting existing community facilities that still serve or have the ability to serve the needs of the community has been added in sp5.3 Sanderstead library is the only community facility.		Welcome support	

6 A Place with a Sustainable Future

<i>Ref No</i>	<i>Representor Company or Organisation</i>	<i>Participation at EIP</i>	<i>Object or Support</i>	<i>Soundness</i>	<i>Policy, Site or Paragraph</i>	<i>Summary of Representation</i>	<i>Summary of Proposed Changes</i>	<i>Council's Response</i>	<i>Council's Proposed Action</i>
0203/01/030/Non-specific/C	Mr Charles King  <i>East Coulsdon Residents' Associat</i>		Comment			Coulsdon generally has good train links, with three stations Coulsdon South, Coulsdon Town and Woodmansterne. Linking Coulsdon to Croydon, London, Redhill and Gatwick. Unfortunately from December 2015 GTRailway has reduced the off-peak service from 7 trains per hour to 6 trains per hour and diverted one service from London Bridge to Blackfriars adding 15minutes to the journey time to Central London.		No change	Comment is noted.
0203/01/032/Non-specific/C	Mr Charles King  <i>East Coulsdon Residents' Associat</i>		Comment			While the area benefits from the Oystercard, being on the edge of the borough a lot of rail and bus journeys are across the boundary where Oyster is not valid. In addition off-peak fares have risen by 38% making public transport the less attractive option now that fuel has reduced in price by 40%. This is has increased car usage and congestion on local through roads. The Council should lobby TfL to take over the train services in the area as part of the Overground, or if this is not possible in the immediate future, TfL should specify the service levels to be the same as that of TfL Overground. The Council should also lobby the Mayor and TfL to reduce the off-peak fares and reintroduce an outer zones 2-6 Travelcard.	The Council should lobby TfL to take over train services, to reduce off-peak fares and reintroduce an outer zones 2-6 Travelcard.	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
0203/01/031/Non-specific/C	Mr Charles King  <i>East Coulsdon Residents' Associat</i>		Comment			Coulsdon has a National Express coach route, 4 trunk bus routes linking Coulsdon to Croydon, Banstead and Redhill, a night bus to Croydon and London and 3 local bus routes to Purley, Kenley, Wallington and Whyteleafe. A bus service is planned for the new Cane Hill development. However, from July National Express reduced the National Express route from 15 buses per day to one. Although there is good bus coverage on the main roads there are still a number of places un-served. This includes the Tollers Lane estate, which is classified as a deprived area and has a large number of older people flats and housing and is the only part of Coulsdon that does not have a bus service and is over half a mile to the nearest stop and three quarters of mile from a stop for a bus to Coulsdon.	Improvements should be made to some bus services in Coulsdon.	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.

0320/02/015//O	Mr Tarsem Flora <i>Flora Associates</i>	Object		Parking- Para SP 8.16 (p. 75) states that the council will seek to limit space in the borough and aim to REDUCE the overall amount of SURPLUS car parking spaces. The question needs to be raised as to where does the Council think surplus parking spaces exist. Normally there is always a shortage of spaces !!The suggested policy is subject to challenge	Not Duly Made	Only marked up changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
0790/01/034//C	Mr Mathew Frith <i>London Wildlife Trust</i>	Comment	Soundness - Effective	Figure 6.2 Green Grid map; This appears to show the Great North Wood area in the north of the borough, but identified instead as part of the Downland Regional Park.	Change	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.  However it if it is a factual correction then a change may be made.
0790/01/033//C	Mr Mathew Frith <i>London Wildlife Trust</i>	Comment	Soundness - Effective	Under Policy SP7.3c there is no reference to the Area Framework 6 of the All London Green Grid (South East London Green Chain Plus). This contains specific proposals for the enhancement for the Great North Wood (some of which the Trust are now developing).	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
0790/01/035//S	Mr Mathew Frith <i>London Wildlife Trust</i>	Support	Soundness - Justified	Policy SP7.4: Biodiversity We support the policy (not itself under review).	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
1302/01/007/Non-specific/C	Mr Graham Saunders <i>Historic England</i>	Comment		Under this section (Green Grid pg 66-71) we would advise that Strategic Objective no 5 and its reference to both natural and historic environment, should inform policies in this section. Many of Croydon's green spaces and natural environment contain heritage interest, and in some cases may be or form part of a designated heritage asset (e.g. registered park and garden, conservation area and or to contribute to the significance of the asset and its setting). There is a need to ensure this aspect of Croydon's heritage is not under represented but appropriately protected in line with the NPPF and the London Plan (policy 2.18 - green infrastructure).	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.

1350/04/015//O	Helen Buckland <i>Environment Forum</i>	Object	<p>The Forum strongly supports Policy SP7.4.</p> <p>It notes that in The Sustainability Appraisal Scoping Report Strategic Policies – Partial Review (para 4.4.2) stated under the sub-heading 'Data Limitations' that 'The Council no longer has access to Greenspace Information for Greater London data, which would provide up to date habitat and species data. Given GIGL has a website through which data can be accessed (<a href="http://www.gigl.org.uk">www.gigl.org.uk</a>), no reason is given. The site's map shows that Croydon is not a partner.</p> <p>•Recommendation -that the Cabinet reinstate access to GIGL.</p>	Not Duly Made	Only marked up changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
1350/05/016//S	Helen Buckland <i>Environment Forum</i>	Support	It regrets that Strategic para 6.20 does not explain what can be done to redress the paucity of open spaces in the north of the Borough.	Not Duly Made	Only marked up changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
1350/05/003//S	Helen Buckland <i>Environment Forum</i>	Support	The Forum supports Policy 7.2 and Policy SP 7.3 and their supporting paragraphs 6.16 and 6.17	Not Duly Made	The support is welcomed but only marked up changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.

- Proposed amendment (as underlined)

'SP6.6 The Council supports the objectives of sustainable waste management set out in the London Plan and national policy in order to increase recycling and composting and reduce domestic, commercial, and dumped and fly-tipped waste going to landfill. The Council will identify the necessary capacity in collaboration with the neighbouring boroughs of Merton, Kingston and Sutton to maximise self-sufficiency in managing the waste generated within the four boroughs. This will be achieved through the South London Waste Plan DPD and any further revisions.'

- Supporting Statement

1.The Sustainability Appraisal Scoping Report Strategic Policies – Partial Review (para 4.4.6) highlighted Croydon's poor record with regard to waste:

- the proportion of domestic waste that was recycled or composted in Croydon: 35% in 2011/12, despite it being estimated that 70% of could be recycled or composted.
- the lack of information on commercial and construction waste
- the lack of information on construction sites with site waste management plans

2.The document suggested that a partial review consideration should be to 'Increase recycling and composting and reduce waste going to landfill.'

3.The Council must have some information on commercial waste:

- because it collects a proportion of commercial waste, even though it does not do so in a way that makes recycling and composting easy.
- because it checks that businesses have commercial waste contracts and therefore can ask them what the average weekly amount of waste is collected under non-Council contracts
- because it knows how much litter and fly-tipped waste it collects and what it does with this to ensure as much is re-cycled or composted.

1350/05/007//S	Helen Buckland <i>Environment Forum</i>	Support	The Forum support Policy SP7.4	Not Duly Made	The support is welcomed but only marked up changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
1350/04/018//O	Helen Buckland <i>Environment Forum</i>	Object	<p>Fracking</p> <p>•Proposed amendments</p> <p>1.Add additional Strategic Policy</p> <p>'The Council will monitor any fracking operations which receive a licence in relation to:</p> <p>(a) the size of the site and its effect on its immediate environment in terms of vehicle access, closeness to buildings, effect on biodiversity, and noise to nearby neighbours</p> <p>(b) the reinstatement of the site once it ceases to be an operational site</p> <p>(c) supporting action by residents and businesses adversely affected by structural damage to their properties and subsidence'</p> <p>2.Add additional Strategic Policy</p> <p>'The Council will monitor the on-going release of methane gases after the close of any operating fracking sites and seek ways to prevent that release.'</p> <p>•Supporting statement</p> <p>The case against fracking is well known and the Croydon Assembly is opposed to it. It is disappointed that there appears to be no mention that this is a possible land use challenge for Croydon. As it seems that the Council may not have any power to prevent fracking licences being approved it must seek to minimise the negative effects and help protect residents and businesses. The Forum is also concerned that once a fracking site ceases operation there is a continued release of methane gas from the site. This will pose a long-term problem.</p>	Not Duly Made	Only marked up changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.

1350/05/026//O

Helen Buckland  
*Environment Forum*

Object

Strategic Policy SP7.5 Productive landscapes

Not Duly Made

Only marked up changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.

•Proposed amendment

Insertion after 'enhancing' in Strategic Policy SP7.5(a) of 'gardens attached to homes and blocks of flats, communal gardens attached to blocks of flats, school playing fields, and greens spaces by the side of roads'.

•Supporting statement

The Forum considers Strategy Policy SP7.5 to be too limited in its coverage of different types of green space. It does not include gardens attached to houses and blocks of flats, communal gardens attached to blocks of flats, school playing fields, and greens spaces by the side of roads. Examples of the later include the green space on Coombe Rd between Edridge Rd and Ruskin House, the front and back gardens at Ruskin House, and the green space on the other side of Coombe Rd alongside Heathfield Rd.

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1350/04/010//O

Helen Buckland  
*Environment Forum*

Object

The addition at the end of Strategic Policy SP6.6:

Not Duly Made

Only marked up changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.

'until such time that the Council can find an alternative way of disposing with the Borough's waste that is not dependent on the waste incinerator being built on Beddington Lane and to ensure that further steps are taken to ensure that the operation reduces the level of air pollution both from the burning process and from the level of vehicle movements bringing in waste.'

•Supporting statement

1.The Forum regrets that this Strategic Policy as currently phrased and the supporting paras 6.12 and 6.13 because they appear to commit the Council to supporting the South London Waste Partnership's approved waste incinerator on Beddington Lane.

2.The draft Borough Profile 2015 prepared for Strategic Partnership Croydon records:

•'Croydon is in the lower half of authorities for the amount of household waste collected per person. Croydon just 353.47kg is collected per person.'

•'In 2013/14 42.16% of household waste was recycled in Croydon, this is slightly lower than the national average of 43.5%.'

•'However Croydon still sends 52.28% of its municipal waste to landfill. This is higher than the 30.9% national average. The national average is influenced by the higher incineration rates in other local authorities.'

3.This is a very disappointing record. The Forum is concerned that recycling rates will fall due to the ending of the free garden recycling waste and also the lack of incentive to recycle/reuse/compost when the Incinerator is operational.

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1350/06/001//O

Helen Buckland  
*Environment Forum*

Object

Strategic Policy SP8.7. Cycling  
•Proposed amendment  
Add new sub-section (i) to Strategic Policy SP8.7:  
'(i)ensure that the improved provision for cyclists takes into account the need to reduce the conflicts between different road users (cyclists, motorists and pedestrians) and that cycle lanes are implemented in such a way as reduces the delays to journey times of bus users.' □  
•Supporting statement  
The Forum supports Policy SP8.7 to provide for new and improved cycle infrastructure.  
Given the low level of cycling in the Borough the Council needs to undertake a mass survey of why people do not cycle and what would encourage them to do so. The Forum recognises that there are road safety use conflicts between cyclists and motorists, Aclp1nd between cyclists and pedestrians as a result of cyclists riding on pavements and riding through red lights and across pedestrian crossings when there are pedestrians using them, and pedestrians jay walking across main roads. There are also conflicts between the provision of safe cycle lanes along main roads and the needs of bus passengers, many of whom are on low income and cannot afford a car or to use trains or cycle, including the elderly, the disabled and parents with children, whose journey times can be lengthened if roads are narrowed to accommodate cycle lanes. These conflicts need to be mediated in the implementation of the Council's proposed policies on cycling.

Not Duly Made

Only marked up changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.

1350/06/002//O

Helen Buckland  
*Environment Forum*

Object

Strategic Policy SP8.2. Airport City

Not Duly Made

Only marked up changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.

•Proposed amendment

Delete Strategic Policy SP8.2.

•Supporting statement

The Forum is opposed to the expansion of London's airports. It proposes that in line with the Council's commitment to reduce air pollution and improve sustainable transport the Council should delete Strategic Policy SP8.2.

As Greenpeace commented when the Davies Report was published, the topic of carbon emissions was largely absent from the report. Where it was addressed, it is with calls for marginal improvements such as increasing airport charges for older aircraft and mandating "green slots" under which less polluting aircraft take up the new capacity. No doubt aware of this deficiency in his own report, Davies himself wrote to Lord Deben of the Climate Change Committee after the report had been published pointing to the need for "a more significant package of measures" and tentatively suggesting a huge increase in the carbon price, which would presumably obviate the need for a new runway in the first place, and the pipe dream of bio fuels to replace aviation oil. We are not aware that Lord Deben has come up with the desired package - hardly surprising as no such a package exists. What Davies had overlooked was that much of the need for more capacity arises not from "business" flying but for leisure flying, predominately by the wealthiest 10% of the population. Thus 15% of the British population who flew three or more times last year accounted for 70% of all flights, while more than half the UK population took no flights at all. A better way to address the capacity problem would be to introduce a progressive tax, and eventually perhaps even rationing, on the number of flights individuals take, not providing more and more runways.

It now appears that the Davies Commission downplayed the increased risk of air crashes at both Heathrow and Gatwick if the capacity of have more planes flying in and out is increased.

1350/04/016//O

Helen Buckland  
*Environment Forum*

Object

Add new Strategic policies:  
'SP8.20. The Council will seek to site new schools away from main roads and to ensure that all schools on main roads are equipped with state of the art technology to deal with air pollution.'

'SP8.21. The Council will work with the Environment Agency and the local health services to monitor residents breathing problems such as asthma in areas where there is a high level of traffic and high buildings.'

•Supporting statement

1.The Forum is disappointed that in Detailed Policy para 8.8. the Council is accepting that 'most development will have a negative impact on air quality'. In terms of the health and well-being of residents and workers in Croydon it is important that air quality is considerable improved.

2.It should therefore take a sceptical view of all proposals by Transport for London that encourage more car drivers to come into and through Croydon especially to the Town Centre. It should ban the building of new schools on main roads. It should assess whether there is an increase in air pollution dangers with every five additional stories on proposed tower blocks. It should ensure that new homes are set back from the roads.

3.Although it is anecdotal when a resident moved property off White Horse Rd in 2009 she began to have problems breathing particularly in the summer months. In 2014 she was diagnosed with asthma and told to use 2 types of inhaler pumps. A very young boy died who lived on her street in 2014 due to asthma. It is highly probable that the 5 housing development sites (The Island, Hogarth Crescent, White Horse Road, Oakfield Road, surrounding her property and the additional traffic build up nearby over the last couple years contributed to her breathing problems. A further development is underway on St James Road near West Croydon Baptist Church. She already has to wait sometimes for a week or more to see my doctor. This raises the questions of where are the amenities to cater for all the people in the developments. In order not to aggravate her condition she is thinking of moving to her parents' home in North Croydon for a long while when the different phases of development in the Town Centre are started.

Not Duly Made

Only marked up changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.

1350/05/004//S	Helen Buckland <i>Environment Forum</i>	Support	The Forum supports Policy 7.2 and Policy SP 7.3 and their supporting paragraphs 6.16 and 6.17	No change	The support is welcomed but only marked up changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
1350/06/011//S	Helen Buckland <i>Environment Forum</i>	Support	Strategic Policy SP8.18. Efficient and clean movement  The Forum supports Policy SP8.18.	Not Duly Made	Only marked up changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
1350/06/004//O	Helen Buckland <i>Environment Forum</i>	Object	Strategic Policy SP8.6. Pedestrians  •Proposed amendment  Add 'Protecting and' at the beginning of Strategic Policy SP8.6(d)  •Supporting statement  The Forum supports Policy SP8.6 to improve conditions for walking and enhance the pedestrian experience', but considers that protection of public footpaths should be included in it to strengthen any attempts to close them off. The Forum also makes the following  •Recommendation  that a list of public footpaths be included in the Local Plan.	Not Duly Made	Only marked up changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
1350/05/024//O	Helen Buckland <i>Environment Forum</i>	Object	•Proposed amendment  'SP7.1. In order to deliver new and enhanced green infrastructure commensurate with growth the Council will only apply a presumption in favour of development where applications assist in the delivery of a Green Grid and meet the requirements of Policy SP7 and other applicable policies of the development plan.'	Not Duly Made	Only marked up changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.

1350/06/007//O	Helen Buckland <i>Environment Forum</i>	Object	<p>Strategy Policy SP8.9. The Rail Network</p> <ul style="list-style-type: none"> <li>•Proposed amendment</li> </ul> <p>Add new para 6.33A:  'The Council will work with Network Rail and local residents and businesses:  (a)to improve the attractiveness and accessibility of all the other stations in Croydon, and improve the surrounding environment  (b)to ensure that if Network Rail has properties and land around stations that are surplus to its requirements that it should discuss the options for what to do, and that the sites and properties only be sold when agreement has been reached on their future development  (c)to enhance the greening of stations and their environs  (c)to replace all 4-6 only carriages on the busy route that includes Norbury, Selhurst and Thornton Heath stations by at least 10 carriages to reduce the passenger congestion on these trains.'</p> <ul style="list-style-type: none"> <li>•Supporting statement</li> </ul> <p>The Forum supports Strategy Policy SP8.9 to encourage rail infrastructure provision and network improvements. It regrets that there are no significant proposals in the supporting paragraphs with regard to much needed improvements to stations through Croydon, and recommends that this be dealt with in the Plan through the proposed amendment.</p>	Not Duly Made	Only marked up changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
1350/06/008//O	Helen Buckland <i>Environment Forum</i>	Object	<p>Strategic Policy SP8.10. Bus Services</p> <ul style="list-style-type: none"> <li>•Proposed amendment</li> </ul> <p>Add to Policy SP8.10:  '(e) improve the network by creating new bus routes to serve populated areas not currently provided for  (f)the improve the network by creating new bus routes which allow direct travel between different parts of the Borough not currently connected.</p> <ul style="list-style-type: none"> <li>•Supporting statement</li> </ul> <p>The Forum supports Strategic Policy SP8.10 to encourage improvements to buses. However it needs to be strengthened by recognition of the need for many more bus routes in heavily populated areas which are currently not well served by bus routes and to develop the network to improve accessibility of different parts of the Borough e.g. between Norbury/South Norwood.</p>	Not Duly Made	Only marked up changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.

1350/06/009//O	Helen Buckland <i>Environment Forum</i>	Object		Strategic Policies SP8.12 and SP8.13. Motor vehicle transportation The Forum supports Strategic Policies SP8.12 and SP8.13 to improve electric vehicle charging infrastructure throughout the borough to improve air quality and decarbonise private transportation.		Not Duly Made	Only marked up changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
1350/06/010//O	Helen Buckland <i>Environment Forum</i>	Object		Strategic Policies SP8.15 to SP8.17. Parking  The Forum supports Policies SP8.15 to SP8.17 to encourage car free development. However it does recognise there are tensions within such a policy:  (a)for those with mobility problems, children, and for carers, and the conflict between residents in some Centres and commuters parking on residential streets near railway stations. (b)for the future needs of shoppers at the new Whitgift Centre and the refurbished Fairfield Halls especially if they are coming in from Surrey, Sussex and Kent. (c)for the ability of car drivers to be able to shop and use other facilities in the District Centres and high streets.  •Recommendation  These tensions need to addressed in more detail in the final Local Plan.		Not Duly Made	Only marked up changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
1350/06/003//S	Helen Buckland <i>Environment Forum</i>	Support		Strategic Policies SP8.3 & SP8.4. Pattern of development and accessibility  The Forum supports these policies.		Not Duly Made	Only marked up changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
1610/02/016//O	Mr Sean Creighton <i>Norbury Residents Association Joi</i>	Object	Soundness - Effective	Based on problems in Norbury not associated with Norbury Brook. Add new para 6.9A:	Add new para 6.9A:  'In order to take into account that there are small pockets of properties particularly those on and at the bottom of hillsides which are affected by actual or potential surface flooding, water accumulation and subsidence and the resultant inability of some owners to obtain buildings insurance, the Council will reserve the right to refuse planning applications for small developments which will reduce the capacity of large back gardens to act as soakways.'	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.

1610/01/035/Non-specific/O	Mr Sean Creighton  <i>Norbury Residents Association Joi</i>	Object	Soundness - Effective	The JPC is concerned that the analysis of potential flooding through Norbury is mainly caused by Norbury Brook. It is aware that the hilly nature of the area means that there will have been many streams and small tributaries. It has been unable to locate a historic map which shows these. However it is aware of how water run off especially in periods of heavy rain flows down the hilly parts of Pollards Hill. This has caused flooding problems in back gardens and for some properties to have been subject to subsidence as a result of which some residents are unable to obtain buildings insurance. There is also a problem of runoff down into a culvert at the back of Wharfedale Gdns. It is not clear where the water in this culvert flows. It creates flooding back gardens. There is also an underground river/stream which runs from the Top of the Pollards Hill West area under Houses in Pollards Hill East under the Houses in London Road and then emerges through the garden of 1191 London Road onto the pavement. It has just come to the Committee's attention that a few years ago the Environment Agency had to have emergency action taken at the BT Exchange building after it found that oil flowing into the Thames was tracked back on a tributary to the building. The Committee has asked the Agency whether it can supply any detailed information on this.	Add to policy SP6.5:  'The Council will examine the historic streams and tributaries that ran through Norbury to ascertain how and where they now flow with a view to developing a strategy to prevent large scale water run-off during periods of high rainfall and to ensure that any culverts are kept free of rubbish and from being built over.'	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
1610/01/036/Non-specific/O	Mr Sean Creighton  <i>Norbury Residents Association Joi</i>	Object	Soundness - Effective	The JPC welcomes Strategies para 6.37 given the competition for parking between residents and commuters in nearby residential streets. However there appear to be no detailed proposals for how this is to be achieved. There will always be a need for car parking near Norbury Station and the JPC will oppose any attempt to build on the car park. The Council fails to understand the dynamic of why some people use their cars to use the Station. They live in those parts of the residential area which are not served by buses passing near the Station; they have physical walking difficulties getting to the Station especially when faced by the long walk up the steep ramps to the platform. There will continue to a need for the car park with improved signage so drivers are aware of it.	Proposed amendment to Norbury Section  'The Council will retain the car park that serves Norbury Railway Station and improve the signage to it because of its contribution to reducing car journeys into and from London.'	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
1949/01/015/Non-specific/O	Beth Havelock  <i>Transport for London</i>	Object		Although changes have not been made to paragraph 6.32, TfL suggests it is updated to reflect the aspirations included within the South Sub-Regional Transport Plan.	The paragraph should include the aspirations of the South Sub-regional Transport Plan.	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.



1949/01/010//O	Beth Havelock <i>Transport for London</i>	Object	For paragraph 6.28, the 2030 vision includes the Sutton extension and this should be reflected in the policy. It is suggested that reference is also made in this section to the Northern Line connection.	The Sutton extension and Northern Line connection should be reflected in the policy.	Change	The paragraph will be amended to reflect Transport for London's Trams 2030 Vision.
1949/01/001/Non-specific/C	Beth Havelock <i>Transport for London</i>	Comment	TfL considers this partial review of the policy document as an excellent opportunity to update the policies to ensure they reflect the most relevant information and proposals. It is understood the programme anticipates adoption of the revised local plan in late 2017. Throughout the plan making process it is likely that more information will become available on the transport projects and this will need to be reflected prior to adoption of the plan.	Update the local plan once more information on transport projects becomes available.	No change	The Council will continue to work with TfL throughout the plan making process.
1949/01/009/Non-specific/O	Beth Havelock <i>Transport for London</i>	Object	For SP8.14 TfL recommends this section is amended to incorporate taxi and private hire vehicles. Suggested wording below: The Council will work with developers and all relevant partners to ensure enough space is provided in the Croydon Opportunity Area and District Centres for taxi ranks for Hackney Carriages and suitable space for set down and pick up for taxis and private hire vehicles. The borough will work directly with TfL Taxi and Private Hire who will be able to advice on suitable location, number of spaces, etc for these facilities and liaise with the taxi trade associations. They will also work with relevant parties to ensure suitable coach parking is provided, as well as seeking to improve interchanges at East and West Croydon for these modes.	This section should incorporate taxi and private hire vehicles.	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
1949/01/008/Non-specific/O	Beth Havelock <i>Transport for London</i>	Object	For Policy SP8.11 TfL requests an additional point is added to this policy to reflect the tram infrastructure and operational issues that need to be considered when planning the construction of developments. Any developments that are located in close proximity to tram infrastructure should provide a Construction Logistics Plan that is approved by the council in consultation with TfL.	The policy should ensure tram infrastructure and operational issues are considered in planning applications	Change	An additional policy will be added to the Croydon Local Plan: Detailed Policies and Proposals to facilitate improvements and extensions to the Tramlink network and ensure that new development does not prejudice these.

1949/01/016/Non-specific/O

Beth Havelock

*Transport for London*

Object

When the Local Plan was adopted in 2013, reference was made to the proposed improvements included in the 2007 Network Management Plan. Since then further work has been undertaken and the existing text in 6.41 should be updated to reflect this. The OAPF identified the need for improvements to this section of the network, and therefore a Corridor Study has been undertaken. TfL suggests the following wording is included to provide the latest information on the project. However, like with all live projects TfL wishes to work with Croydon throughout the process to ensure the document includes the most recent information as it becomes available:

Improving conditions on the A23 for pedestrians, cyclists, public transport and freight will be a key priority over the plan period, with the aim of reducing congestion along A roads and the approach roads which can suffer disproportional delays. Approach road delays at the Fiveways junction is a key disincentive to orbital movements across the borough. Improvements will need to consider the A23 corridor as a whole to ensure the needs of street users and improvements of public realm are coordinated. Key junctions for consideration include Purley Cross gyratory and Fiveways. The main orbital route through Croydon in the east-west direction is the A232, connecting Croydon with Bromley and Sutton. The A232 meets the main north-south route of A23 from the east at, and just north of the Fiveways junction, and from the west at Purley Way/ Croydon Road. The South London Sub-Regional Transport Plan informed the London Plan and supports the levels of growth contained in the London Plan and consequently the growth outlined in Policy SP2 and SP3. Furthermore the South Sub-Regional Transport Plan identifies the Croydon Opportunity Area, the A23 Fiveways junction and A23 Purley Cross gyratory as areas with opportunities to improve footways, cycle-ways, lighting, crossings and bus lanes that could result in significant improvements to the urban realm and support the regeneration of central Croydon. Transport for London has undertaken some outcome definition and initial feasibility work considering potential transport schemes along the A23, including looking at the financial, deliverability and engineering considerations. In the case of improvements to the A23 and the Croydon Opportunity Area it is acknowledged that some

The paragraph should be updated to reflect the latest information on the project.

Change

Reference to Transport for London's Network Management Plan will be removed as this is no longer the most up to date document covering highways in South London.

interventions may not always be deliverable, as such the Strategic Policies proposes to monitor conditions for all modes at pressure points in the street network and at key junctions (see Appendix 2). This will be carried out alongside ensuring that the impact of specific development proposals on the network are assessed and mitigated.

2083/01/008/Non-specific/O	Mr Stewart Murray  Greater London Authority	Object	<p>The Mayor welcomes the Borough's proposed continued protection and the consolidation of its Green Belt. When identifying land in the Green Belt for specific uses such as schools and gypsies and travellers sites the borough's approach is not currently considered to accord with the London Plan. To rectify this the Croydon would need to:</p> <ul style="list-style-type: none"> <li>- demonstrate that the sites selected effectively cause 'least harm' to the Green Belt in the terms and criteria set for release of Green Belt in the NPPF/NPPG</li> <li>- permit only the specified uses on the sites designated as Green Belt, open space and playing fields,</li> <li>- allocate the minimum site area necessary to provide the required educational facilities for these sites for the lifetime of the Plan, and,</li> <li>- explore the use of time limited de-designation to ensure that if these sites are not developed as schools within the plan period the sites revert to their current protected designation of MOL, open space and playing fields.</li> </ul>	<p>The Council should:</p> <ul style="list-style-type: none"> <li>- demonstrate that the sites selected effectively cause 'least harm' to the Green Belt in the terms and criteria set for release of Green Belt in the NPPF/NPPG</li> <li>- permit only the specified uses on the sites designated as Green Belt, open space and playing fields,</li> <li>- allocate the minimum site area necessary to provide the required educational facilities for these sites for the lifetime of the Plan, and,</li> <li>- explore the use of time limited de-designation to ensure that if these sites are not developed as schools within the plan period the sites revert to their current protected designation of MOL, open space and playing fields.</li> </ul>	Change	<p>The justification for the selection of these three sites has been published. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
2083/01/004/Non-specific/C	Mr Stewart Murray  Greater London Authority	Comment	<p>Rather than focusing on other sources of additional housing capacity, the Borough has instead concentrated on potential contributions from 'greenfield' land (including Metropolitan Open Land) and from garden land. Neither the London Plan nor the NPPF rule out contributions from such sources. However, to foster sustainable development, they do require that they be carefully justified and, as a general priority, indicate that capacity should be brought forward from 'brownfield' sources.</p>	<p>Any greenfield sites need to be carefully justified.</p>	Change	<p>The justification for the selection of greenfield sites has been published.</p>
2128/01/008/Non-specific/C	Cllr Steve O'Connell AM	Comment	<p>There needs to be improvements to the accessibility of some stations e.g. Norbury (with its steep ramps), and improvements to the surrounding environment. The Council can work with Network Rail to obtain such improvements plus the need for more frequent trains and the end of 4-6 carriage trains and replacement by 10-12 to ease passenger congestion.</p>	<p>Improvements should be made to train stations and the Council should work with Network Rail.</p>	Not Duly Made	<p>Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.</p>

2128/01/001/Non-specific/C	Cllr Steve O'Connell AM	Comment		The Council can say that it will work with TfL to increase the frequency of buses along London Rd given their heavy use, which often means that people cannot get on them. It can also work to obtain additional buses routes to better inter-connect parts of the Borough e.g. Norbury and South Norwood.	The Plan should make reference to increasing the frequency of buses along London Road.	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
2764/20/005/Non-specific/O	Mr Derek Ritson <i>Monks Orchard Residents Associa</i>	Object	Soundness - Effective	SuDS are not always appropriate. Only 26% of Croydon Land suitable for SuDS drainage systems. (See BGS Survey).  For infiltration-based SuDS to drain effectively, the topsoil and the underlying geology needs to be free-draining. Sands and gravels for example, are generally more permeable than silts and clays. Superficial or bedrock deposits that are free-draining generally have higher porosities and hence more space to provide storage capacity. Percolating water from SuDS schemes can cause a temporary rise in groundwater level, as pore space fills with water. The unsaturated zone (the zone above the groundwater table) must be thick enough to accommodate this groundwater level rise.		Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made. Furthermore not all Sustainable Urban Drainage Systems are infiltration types and in areas where infiltration will not work then another type will need to be used.
2861/01/002/Non-specific/O	Tony Burton <i>Wandle Valley Forum</i>	Object		We welcome SP6.5's support for efforts to deculvert the River Wandle and ask that this be extended to both: - Safeguarding its open aspect where it currently runs in the open air - Opening up the Wandle where it currently runs underground where new development is permitted	SP6.5 should be amended to encourage the de-culverting of the Wandle.	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
2861/01/005/Non-specific/O	Tony Burton <i>Wandle Valley Forum</i>	Object		The boundary of Wandle Valley Regional Park should be more accurately represented in Figure 6.2.	The boundary of Wandle Valley Regional Park should be more accurately represented in Figure 6.2.	No change	Figure 6.2 shows the broad locations of the Wandle Valley Regional Park. Due to the scale and purpose of the map it is not possible to present an more accurate boundary.
1350/04/005/6.004/O	Helen Buckland <i>Environment Forum</i>	Object	6.004	•Proposed amendment -Deletion of 'to allow assessments to be made of the effectiveness of measures to minimise the impact on local air quality'. and its replacement by 'to ensure that clean technology is incorporated to ensure that there are no air polluting emissions.'		No change	The original statement encompasses the suggested change.

2749/02/003/6.004/C	Mr A Kennedy	Comment		6.004	Shopping centres like Westfield generate excess heat because of the bright lights open doors with curtain heating, mechanical equipment and a large number of people circulating. 'Paragraph 6:4 needs strengthening in its resolve to ensure that shopping centres and other buildings more than a certain square meterage distribute their waste energy to surrounding buildings and principally to residential via a local heat distribution system.	The council should strengthen its resolve to make use of waste heat by enforcing this code more vigorously. Part of the CIL should be used to create the local distribution system, the purpose of which it was intended.	No change	All development will be required to meet the standards set out in SP6.3.
0790/01/003/6.006/S	Mr Mathew Frith <i>London Wildlife Trust</i>	Support	Soundness - Effective	6.006	We support the amendments		Welcome support	
2764/20/006/6.006/O	Mr Derek Ritson <i>Monks Orchard Residents Associa</i>	Object	Soundness - Effective	6.006	This paragraph does not include a complete list of all areas at risk of flooding in Croydon.	Not a complete list- needs to include: The Chaffinch Brook, and Tributaries of The Beck and the Ravensbourne Brook.	No change	It is not the purpose of the paragraph to detail of all the areas in the borough at risk of flooding. This information can be found on the Environment Agency's website or in the Strategic Flood Risk Assessment.
2839/01/005/6.006/C	Cllr Yvette Hopley <i>London Borough of Croydon</i>	Comment	Soundness - Justified	6.006	There are also areas in Sanderstead that flood when we have excessive rain. A low spot on the Limpsfield Road in Hamsey Green and Kingwood Avenue and surrounds. Also part of Purley Oaks Road is in Sanderstead and the strategy needs to include Sanderstead where all the rain water collects and ends up in Purley Oaks station.		No change	The purpose of this paragraph is not to outline all of the area's of risk of flooding in the borough. Information on flood risk in the borough is provided by the Environment Agency's website and the Strategic Flood Risk Assessment.
2839/02/005/6.006/C	Cllr Yvette Hopley <i>London Borough of Croydon</i>	Comment	Soundness - Justified	6.006	There are also areas in Sanderstead that flood when we have excessive rain. A low spot on the Limpsfield Road in Hamsey Green and Kingwood Avenue and surrounds. Also part of Purley Oaks Road is in Sanderstead and the strategy needs to include Sanderstead where all the rain water collects and ends up in Purley Oaks station.		No change	The purpose of this paragraph is not to outline all of the area's of risk of flooding in the borough. Information on flood risk in the borough is provided by the Environment Agency's website and the Strategic Flood Risk Assessment.
0790/01/004/6.007/S	Mr Mathew Frith <i>London Wildlife Trust</i>	Support	Soundness - Effective	6.007	We support the amendments		Welcome support	
0790/01/005/6.008/S	Mr Mathew Frith <i>London Wildlife Trust</i>	Support	Soundness - Effective	6.008	We support the amendments		Welcome support	
0790/01/006/6.009/S	Mr Mathew Frith <i>London Wildlife Trust</i>	Support	Soundness - Effective	6.009	We support the amendments		Welcome support	

2764/19/001/6.009/O	Mr Derek Ritson <i>Monks Orchard Residents Associa</i>	Object	6.009	<p>What about minor developments? Any development could contribute to a surface water problem if that area is prone to surface water flash flooding. Not ALL areas are suitable for SuDS infiltration systems. Dependent upon subsoil tests to establish whether the subsoil is appropriate or infiltration see British Geological Survey. Certain areas of Croydon have London Clay sub-soil and are therefore NOT suitable for SuDS infiltration systems. For any (major or minor) planning application which could have implications on surface water run-off, there should be a requirement for test pit(s) and soil investigations to be undertaken to establish the level of the Water Table (with relation to the time of year) in the proposed area of development and to establish the type of subsoil suitability for SuDS infiltration, to be undertaken. These results should form part of the Design and Access Statement for any proposed development in areas of surface water dissipation problems.</p>	The policy should not require SuDS for all development as not all areas are suitable for SuDS infiltration systems.	No change	Sustainable drainage systems are required in all developments due to the risk of surface water. The suitability of different types of SuDS would be expected to be explored as part of meeting the requirements of DM23 Sustainable Drainage Systems and Reducing Flood Risk in the Detailed Policies and Proposals.
1350/05/002/6.015/C	Helen Buckland <i>Environment Forum</i>	Comment	6.015	<p>The Environment Forum brings together a wide range of organisations involved in green and environmental issues including Friends of the Earth, Croydon Transition Town, Green Croydon, Croydon Beekeepers, the Green Party. This submission to on the Local Plan therefore is the outcome of discussions among those with a range of perspectives.</p> <p>2.This submission examines green grid issues.</p> <p>3.The Forum notes the seriousness of the problems facing the provision of green space in North Croydon as explained in Strategic Policies para 6.15.</p>		No change	The comment is noted.
1350/05/005/6.016/S	Helen Buckland <i>Environment Forum</i>	Support	6.016	<p>The Forum supports Policy 7.2 and Policy SP 7.3 and their supporting paragraphs 6.16 and 6.17</p>		Not Duly Made	The support is welcomed but only marked up changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
1350/05/006/6.017/S	Helen Buckland <i>Environment Forum</i>	Support	6.017	<p>The Forum supports Policy 7.2 and Policy SP 7.3 and their supporting paragraphs 6.16 and 6.17</p>		Not Duly Made	The support is welcomed but only marked up changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.

1350/05/025/6.018/O	Helen Buckland <i>Environment Forum</i>	Object	6.018	<p>The Forum regrets that according to the explanation in para 6.18 the Council is dependent on an out of date study from 2009.</p> <p>•Recommendation</p> <p>It recommends that the following lists of green spaces should be prepared and submitted to the Cabinet as part of the report on the outcome of the Local Plan consultation:</p> <p>(a)those that have been completely developed on since 2009  (b)those that have been partially developed on since 2009  ©those that are subject to total loss under planning permission that have yet to be implemented  (d)those that are subject to partial loss under planning permission that have yet to be implemented  (e )those that have been newly provided under planning permissions that have been implemented since 2009  (f)those that are to be newly provided under planning permissions that yet to be implemented showing the category of space, locations and sizes.</p>		Not Duly Made	Only marked up changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
1350/04/011/6.018/S	Helen Buckland <i>Environment Forum</i>	Support	6.018	The Forum welcomes the statement of the importance of Open Spaces in the re-numbered Strategic Policies paras 6.18 and 6.19.		Not Duly Made	Support is welcomed but only marked up changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
1350/05/015/6.019/S	Helen Buckland <i>Environment Forum</i>	Support	6.019	It welcomes the statements on: •heat island effect in Strategic para 6.19.		Not Duly Made	The support is welcomed but only marked up changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
1350/04/012/6.019/S	Helen Buckland <i>Environment Forum</i>	Support	6.019	The Forum welcomes the statement of the importance of Open Spaces in the re-numbered Strategic Policies paras 6.18 and 6.19.		Not Duly Made	The support is welcomed but only marked up changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
1949/01/006/6.022/O	Beth Havelock <i>Transport for London</i>	Object	6.022	Throughout the document it refers to the number of houses that will be provided within the Opportunity Area 9,000 and 9,500 units are stated. Although the wording of these sections is makes both figures factually correct, TfL suggests the number of units is clarified.	The number of units for the Opportunity Area should be clarified.	Change	The number of units for the Opportunity Area has been made consistent throughout the document.

1949/01/011/6.029/S	Beth Havelock <i>Transport for London</i>	Support	6.029	<p>TfL is satisfied with the overall strategy of this section. However, before the document is finalised all dates and information should be updated to reflect the correct timescales for the project. TfL can provide more information on this in the future but suggested wording below:</p> <p>6.29 In 2014 Transport for London undertook public consultation on the principle of the Dingwall Loop, which proposes extending London Tramlink along Dingwall Road and linking to Wellesley Road. The proposed loop would allow Tramlink to continue to run a reliable service, provide more network capacity and would allow more tram services to operate between central Croydon and the eastern branches in the future. Tramlink currently operates on a one-way loop along George Street, Church Street, Tamworth Road and Wellesley Road.</p>	Change this paragraph to reflect correct timescales for the projects.	Change	Changes to paragraph 6.29 have been made to reflect correct timescales for the projects.
1949/01/012/6.030/S	Beth Havelock <i>Transport for London</i>	Support	6.030	<p>TfL is satisfied with the overall strategy of this section. However, before the document is finalised all dates and information should be updated to reflect the correct timescales for the project. TfL can provide more information on this in the future but suggested wording below:</p> <p>6.30 Transport for London has consulted on three different options and will undertake a further round of consultation in 2015. Subject to the consultation, funding and the proposal being endorsed by the Mayor, an application will be made to the Department for Transport for a Transport and Works Act Order. Construction is anticipated to begin in spring 2018 and be complete by autumn 2020.</p>	Change this paragraph to reflect correct timescales for the projects.	Change	Changes to paragraph 6.30 have been made to reflect the project starting in 2018 and completing in 2020.



1949/01/013/6.031/S	Beth Havelock <i>Transport for London</i>	Support	6.031	TfL is satisfied with the overall strategy of this section. However, before the document is finalised all dates and information should be updated to reflect the correct timescales for the project. TfL can provide more information on this in the future but suggested wording below:	Change this paragraph to reflect correct timescales for the projects.	Change	Changes to paragraph 6.31 have been made to reflect correct timescales for the projects.
				<p>In addition to the Dingwall Loop, Tramlink is currently developing a number of other improvements to support frequency and capacity increases on the network. The Wandle Flyover Doubling proposal involves double-tracking of the single-track tramway between Wandle Park and Reeves Corner tram stops to enable an increase in frequency to up to 23 trams per hour. The Old Town Loop / Reeves Corner Turnback proposal involves a turnback facility on the western side of Croydon Town Centre to enable proposed services from South Wimbledon to turn back without crossing the town centre, allowing frequency improvements on the Wimbledon branch. The Reeves Corner westbound tram stop proposal involves the potential introduction of a westbound tram stop on Cairo New Road, opposite the existing eastbound platform. The Beckenham Junction doubling proposal involves double-tracking of part or all of the tramway between Harrington Road and Beckenham Junction to enable more reliable and higher frequency services. The Elmers End line enhancements will provide a second platform, siding and some new double tracking; this will reduce eastbound journey times, increase network resiliency and enable Tramlink to run a more flexible timetable. There is also potential for of a Tramlink extension beyond New Addington tram stop as part of the regeneration and redevelopment of New Addington district centre.</p>			
1949/01/014/6.031/O	Beth Havelock <i>Transport for London</i>	Object	6.031	Although the South Wimbledon connection is mentioned here this is the only reference to it in the document. As it is an option TfL is considering, it is recommended amendments to the Local Plan should reflect and support this.	The Local Plan should support the South Wimbledon connection to the Northern Line.	Change	Paragraph 6.31 has been amended to reflect the aspirations to connect to the Northern Line at South Wimbledon.

Network Rail would like to thank London Borough of Croydon for the opportunity to comment on the Partial Review of the Croydon Local Plan. The Croydon Local Plan update is affected by Network Rail's proposals for a significant improvement to the Brighton Main Line (BML), as described in our Sussex Route Study, September 2015. As you are aware the London Borough of Croydon formally responded to Network Rail's 2014 Draft for Consultation in support of this scheme and we are now working closely together on the design process. These works are currently being developed with the intention for them to be incorporated in 2016 into the Rail Industry's Initial Plan for Control Period 6 (2019-2024). As you are aware Network Rail and London Borough now have in place governance regarding how this project is developed, with a steering group and three separate working groups on the emerging detail. We anticipate these arrangements continuing to develop as the project matures, but our existing close working provides a solid basis for development. We understand that London Borough of Croydon is currently supportive of our proposals. Specifically, the proposed upgrade to BML is consistent with Local Plan Strategic Objective 8 to improve accessibility, connectivity, sustainability and ease of movement to, from and within the borough. The proposed BML upgrade would greatly improve the capacity and performance of train services within the borough, provide a new East Croydon station and act as an enabler to adjacent development. The train service improvements will extend far beyond LB Croydon, but since the majority of the BML upgrade improved infrastructure proposed is within the borough our proposals represent a major investment in Croydon specifically, as well as on the line of route. The area of the Local Plan affected by Network Rail's proposals is principally located from East Croydon station to Selhurst station. In this area it is proposed to provide:

- A revised track layout based around a new 8 platform East Croydon station, with the 4 westernmost platforms being located approximately 100m further north than the existing.
- A new station concourse located above the platforms, with the opportunity for additional entrances
- Potential future development above the new station
- Grade separation of most of the flat

A new paragraph, 6.33 is proposed in the supporting text to Policy SP8. The third bullet point states that: 'An additional track north of East Croydon station, in addition to the present 5 (this is the element that requires land outside the existing railway boundary)'. Please be aware that the current NR proposal is two additional tracks. We suggest that this is changed to "an additional track or tracks. The final sentence of 6.33 states that: 'Together with some smaller scale work at other locations, this could achieve a peak hour train service uplift of 30-35% more than today, and greatly improved train service performance'. This should be changed as the Local Plan period covers a period beyond when the Thameslink Programme completes in 2018, "today" is a snapshot in time. For this whole para it is suggested that it is reworded to: "These works would remove the Croydon area from being the governing long term capacity constraint on the Brighton Main Line. Once these works are complete the total future train service achievable would then be governed by the future capacity available at London terminals. Network Rail's analysis suggests that at least 1/3 more peak trains (running fast north of Croydon) will be achievable by 2043 through an upgrade to the Brighton Main Line, of which the East Croydon area is the biggest element."

junction conflicts in the  
Selhurst/Norwood Junction/East  
Croydon/West Croydon area  
- Two additional tracks between East  
Croydon station and the Selhurst  
triangle

The additional tracks north of East Croydon require land outside the existing railway boundary for which a Transport and Works Act (TWA) Order or similar will be required. The indicative deposit date for this is sometime in the 2017-2020 period. In advance of this Network Rail requests that the land which would be required should be safeguarded from conflicting development through an update to the Croydon Local Plan. This is because there is no realistic chance of this scheme proceeding in the future, once funding decisions are made, in the event of the land needed being developed in advance for other uses. The additional tracks will require a new bridge taking Lower Addiscombe Road over the railway, spanning seven tracks at this point. This would involve highway modifications at this location and potentially elsewhere on the highway network. The details of this are being worked through with yourselves, and as with the issues above we anticipate that the Local Plan update would reflect this. The BML upgrade will require a number of temporary worksites, which we anticipate would be included in the Local Plan update. The attached drawing provides Network Rail's assessment of the land which requires safeguarding through the planning process to protect the Brighton Main Line upgrade / East Croydon programme. It identifies our latest assessment of land outside existing railway ownership which would need to be permanently acquired in the event that the programme is granted future planning powers. It also identifies land which we consider should be safeguarded for potential temporary works during the construction period such that the programme could be delivered. It is emphasised that both the end state and construction staging plans are still being developed so this drawing only describes what is being sought for safeguarding through the Local Plan update, based on the information available in December 2015. In the event that the BML upgrade proceeds to implementation a Transport & Works Act (TWA) Order would be required. This would be based on further information beyond that which currently exists and would include an update to both the permanent and temporary works

land requirements.

Network Rail looks forward to working with LB Croydon on further developing the BML upgrade proposals, including any consultation or other activities which may now be required to update the Local Plan to incorporate this project into formal planning policy.

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2822/01/009/6.033/O	<i>Menta Redrow LTD</i>	Object	6.033	The supporting text refers to "an additional track north of East Croydon Station, in addition to the present 5 (this is the element that requires land outside the existing railway boundary)". It is understood that this land is to the west of the tracks, however, this should be clarified as consented development is being delivered to the east of the tracks Menta Redrow Ltd and land in this location would clearly not be available for further tracks.	The land required for the additional track should be clarified.	Change	The land required for the additional track has been published.
1949/01/018/6.042/O	Beth Havelock <i>Transport for London</i>	Object	6.042	Suggested wording for paragraph 6.43 is offered below, this provides the latest on the project and timescales but more information may become available throughout the process: Transport for London published a consultation report in October 2015 containing the results of the consultation. The preferred option will be announced in January 2016. Further design work will be completed ahead of a public in Autumn 2016 on the highway design of the preferred option. Construction is due to start in winter 2018/19.	The paragraph should be updated to reflect the latest information on the project.	Change	Paragraph 6.43 has been updated to reflect the latest information on the project.

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1350/06/012/6.043/O	Helen Buckland <i>Environment Forum</i>	Object	6.043	Strategic Policy para 6.41 – 6.43. The A23 and Fiveways	Change	The Council does not agree with the suggested deletion and amendment, but has deleted this statement in 6.43 and updated the text to 'Transport for London and Croydon announced the preferred option on 9 February 2016, to widen the existing A23 bridge over the railway and Epsom Road, allowing the removal of A232 traffic from Fiveways Corner. The preferred option delivers traffic benefits and improvements to the local pedestrian and cycle facilities. Further design work will be completed ahead of a public in Autumn 2016 on the highway design of the preferred option. Construction is due to start in winter 2018/19.'
				•Proposed amendment		
				Delete Council proposed amendment in para 6.43 'Depending on the outcome of the consultation and further feasibility studies, consultation will take place in 2016 on the detailed design of the preferred option. Construction is due to start in winter 2018/19' and replace it by: 'The Council considers that the consultation was flawed and that both options conflict with Council policies on traffic reduction and reducing air pollution. It will negotiate with TfL to scrap its proposals and work with it to look for further alternatives including the provision of Park and Ride facilities.'		
				•Supporting statement		
				The Forum regrets that the TfL consultation on Fiveways was flawed with only two options being put to the public, and its failure to put the third option of 'No action'. The failure to give that third option may be legally challengeable quoting the recent High Court decision against the way Lambeth Council dealt with options in its consultation on the future of Cressingham Gardens. The choice of options was clearly weighted to ensure Option 2 was the likely one to be acceptable because it would have been recognised that there would have been opposition to the proposed flyover. It also notes from the Council officers report on Fiveways to the Cabinet meeting on 14 December 2015 that the real aim of the two Options is to encourage drivers from Surrey, Sussex and Kent to come into the new Whitgift shopping centre when it is built. This conflicts with the Council's policies to reduce reliance on the car and traffic congestion, and reduce air pollution. The Council should therefore reject both of TfL's Options and discuss with it going back to the drawing board and come up with a proper set of options that are designed to discourage more vehicles from using Fiveways as a route into the Town Centre. One of the possible options is to consider the provision of Park and Ride facilities so that motorists driving into Croydon from the surrounding Counties will take buses into the Town Centre. The proposed amendment to para 6.43 suggested by the Council is already out of date so a further amendment will have to be made.		

0535/01/001/SP6.2/O	Mr Peter Morgan	Object	SP6.2	SP8.16 The Council and its partners will seek to limit parking spaces in the borough. This policy statement is unacceptable, and the review should have led to its removal. The policy as stated goes totally against the needs, hopes, wishes and aspirations of the community.		Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
1350/04/002/SP6.2/S	Helen Buckland <i>Environment Forum</i>	Support	SP6.2	The Forum welcomes the statement in para 6.2.  3.It welcomes the exclusion of specific reference to gas-fired CHP technology as an important step to reduce dependence on carbon energy sources.		Welcome support	
1350/04/003/SP6.2/O	Helen Buckland <i>Environment Forum</i>	Object	SP6.2	.The Forum regrets the failed opportunity given the redevelopment of the Whitgift Centre, the re-building of West Croydon bus station, the developments proposed along the road by West Croydon Station and the pavement improvements not to have laid the basis for the establishment of the district energy grid. The Forum is concerned about the used by biomass with an insistence of 100 percentage cleaning technology to prevent pollution adding to the existing problems of air pollution in Croydon which will be aggravated when the waste incinerator on Beddington Lane comes into operation.		No change	The comment is noted. In adopted Policy SP6.2 the Council states that it will promote the development of district energy networks due to high heat density or an increase in heat density brought about by new development. The Council will continue to do this as the policy remains unchanged by this Partial Review.
2749/02/002/SP6.2/C	Mr A Kennedy	Comment	SP6.2	" unless demonstrated not to be feasible or financially viable to do so. II  IRemove that clause. The provision of a switched connection, a junction to an existing 1 or to a planned future district energy system is not a costly thing to do. The metering system , to measure the flow can come later.	unless demonstrated not to be feasible or financially viable to do so.  IRemove that clause.	Not Duly Made	The comment refers to the unchanged section of the policy, which is not subject of this consultation.

1350/04/006/SP6.3/O	Helen Buckland <i>Environment Forum</i>	Object	SP6.3	<p>Strategic Policy SP6.3. Noise</p> <p>•Proposed amendment - Add to Strategic Policy SP6.3: '(i) Requiring that the frontage of new housing schemes should be set back from the road creating a wider public space, including open and green spaces, in order to prevent the creation of narrow high buildings which will trap and accentuate noise.' •Supporting statement</p> <p>1. The Forum welcomes the intention in the Local Plan to reduce noise during the construction phase of new buildings. Para 4.7 of The Sustainability Appraisal Scoping Report Strategic Policies – Partial Review did not take into account the increasing problems of noise in residential neighbourhoods especially in those leading off from main roads as housing densities increase in some parts of the Borough, competition on the streets for car parking, fast driving through side streets, the late evening and early morning hours economy, and anti-social behaviour. Noise can also be a further problem in blocks of flats and converted houses where noise insulation is not of a high quality.</p> <p>2. This is a serious challenge affecting the quality of life of more and more residents, leading to negative attitudes towards each other and to living in Croydon.</p> <p>3. The Forum recommends that the policies should ensure that that new homes are set back from the roads. The higher the frontage of new housing schemes creating a narrow and higher highway the more noise and pollution will affect the residents. Such new homes should be set back from the road creating a wider public, including open and green spaces.</p>	No change	<p>The Croydon Local Plan: Detailed Policies and Proposals includes policy to ensure that future development, that may be liable to cause or be affected by pollution, including noise, will not be detrimental to the health, safety and amenity of users of the site or surrounding land. There are design policies in the Local Plan which also consider tall buildings and their impact and any proposals for development will need to refer to all the policies of the Local Plan, both the Strategic and the Detailed Policies.</p>
1350/04/004/SP6.3/S	Helen Buckland <i>Environment Forum</i>	Support	SP6.3	<p>The Forum supports the requirement for 'high standards of sustainable design and construction from new development, conversion and refurbishment to assist' meet CO2 reduction targets.</p>	Welcome support	

1350/04/007/SP6.3/O	Helen Buckland Environment Forum	Object	SP6.3	<p>Strategic Policy SP6.3 Water use</p> <ul style="list-style-type: none"> <li>•Proposed amendment</li> </ul> <p>Add:</p> <ul style="list-style-type: none"> <li>•(c1) Requiring all refurbishment and conversion residential developments to meet a minimum water efficiency standard of ??? Litres/person/day</li> <li>•(c2) Requiring all new, refurbished and converted office and employment buildings to meet a minimum water efficiency standard of ??? Litres/person/day (figures to be added by Council)</li> </ul> <ul style="list-style-type: none"> <li>•Supporting Statement</li> </ul> <p>1.The Forum notes that Strategic Policy SP6.3 states:</p> <p>'c. Requiring all new-build residential development to meet a minimum water efficiency standard of 110 litres/person/day'</p> <p>2.It notes that The Sustainability Appraisal Scoping Report Strategic Policies – Partial document (para. 4.4.3) stated that 'Water consumption data is not available at borough level but the average figures for each company's supply area are as follows:</p> <p>2009-10 litre/person/day Thames 163 Sutton &amp; East Surrey 167 Average UK 146'</p> <p>3.It is not clear whether these figures relate to domestic consumption, or also include business consumption averaged across the estimated population.</p> <p>4.Given that the companies have computerised payment systems it should be possible for them to supply data on a ward basis using postcodes, which show domestic and non-domestic water consumption, and also supply estimates on their networks water leakage, which continues to be a problem in London.</p> <p>5.The review document stated that 'Introduction of water meters in existing properties has been pursued partly to drive more efficient water use, however installations in the London region have been lower than the rest of UK:</p> <p>2009-10 % of households metered Thames 28 Sutton &amp; East Surrey 33 Average UK 37'</p> <p>6.The lower level of water meters in</p>	No change	<p>The Croydon Local Plan must align with the London Plan and not repeat its contents. Policy 5.15 on Water use and supplies of the London Plan states that the Mayor will work with the appropriate agencies in London and adjoining regional and local planning authorities to protect and conserve water supplies and resources in order to secure London's needs in a sustainable manner. The policy refers to a number of ways it will do this. In the supporting text the daily average consumption is stated of the average Londoner and states that with growth in population there will need to be more efficiencies and that there will be a rolling programme for the replacement of London's water mains. The Mayor's Water Strategy is referred to for further information.</p>
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the Thames area is due to the pressure on Thames not to force people to convert from rateable value water charging to metered water charging unless they wished to do so.

7. The arguments about the water efficiency of meters have been controversial since the 1990s, with opponents arguing that:

- metering of low income families can result in water rationing to levels that can contribute to poor health and reduction in water play for children
- better-off households can afford to keep water consumption high
- the development of more water efficient white goods and improved pipe and water heating systems within new housing developments will reduce the need to use water without potential harmful effects.

8. The document states that partial review consideration should be:

'Reduce potable water consumption – by driving higher water efficiency in the built sector, encouraging use of harvesting and re-use of water (rainwater collection and greywater recycling).'

9. The target of 110 litres/person/day is rightly a tough target to meet in new build. The Forum suggests that there should also be targets for:

- (a) housing in refurbishment and conversion schemes
  - (b) housing in office and other non-housing properties being converted to housing which require planning permission
- © non-housing buildings both new build, refurbished and converted.

• Recommendation

In the lead up to the preparation of the report to the Cabinet on the outcome of the Local Plan consultation the officer should request the water companies to supply more detailed information of water useage and leakage by different types of building use.

1669/01/010/SP6.3/C	Mr James Stevens <i>Home Builders Federation Ltd</i>	Comment	SP6.3	<p>The Council should not be imposing development standards on development other than the three optional technical standards allowed (see the NPPG). The Council's stance is not in keeping with the intentions of Government following its Housing Standards Review. Following this review the Government has determined that the only standards that should apply to the constructive, internal layout and performance of homes are the Building Regulations plus the three optional technical standards if these are justified through the preparation of a local plan. This is clarified in the Written Ministerial Statement of the 25 March 2015. In this statement the Government has stated that: "From the date the Deregulation Bill 2015 is given Royal Assent (now enacted), local planning authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings." Furthermore, it makes little sense for a plan that is set to run for 20 years to try and set policy in an area that is subject to change through the Building Regulations. This is a Buildings Regulation matter and is really not an area into which planning should intrude. This is a Buildings Regulation matter and is really not an area into which planning should intrude. The HBF is becoming concerned that local authorities are not giving sufficient weight to the Government's review to rationalise the role of planning in setting residential development standards. We are drawing to the attention of the DCLG those local authorities who are not complying with the spirit of the Government's intentions following its review of standards.</p>	No change	These standards are in accordance with both the Ministerial Statement and the London Plan.	
2041/01/001/SP6.3/O	<i>McKay Securities</i>	Object	SP6.3	<p>Policy SP6.3h is already onerous enough with criteria a – f. Adding additional criteria is unreasonably onerous and will make it less likely for development to come forward. The policy as drafted will conflict with policies SP3.3, SP3.11, SP13(a), SP4.5 and paragraphs 4.45 and 7.32 and will make them less likely to be achieved.</p>	SP6.3h should be removed.	No change	This policy is in accordance with the London Plan and the Ministerial Statement from March 2015.

2041/19/001/SP6.3/C	<i>McKay Securities</i>	Comment	SP6.3	Policy SP6.3g is already onerous enough with criteria a – f. Adding additional criteria is unreasonably onerous and will make it less likely for development to come forward. The policy as drafted will conflict with policies SP3.3, SP3.11, SP13(a), SP4.5 and paragraphs 4.45 and 7.32 and will make them less likely to be achieved.		No change	The requirements are necessary given the particular issues with climate change associated with development in a dense urban area like Croydon and the general viability of development in Croydon.
2083/01/021/SP6.3/O	Mr Stewart Murray <i>Greater London Authority</i>	Object	SP6.3	The Mayor welcomes the Borough's continued approach to protecting the environment and addressing climate change. Policy SP6.3 should refer to the National Technical Standards to ensure the water efficiency target is conditioned as part of a planning approach and implemented through the Building Regulations.	Policy SP6.3 should refer to the National Technical Standards to ensure the water efficiency target is conditioned as part of a planning approach and implemented through the Building Regulations.	Change	Reference to Building Regulations for water efficiency has been made.
2083/01/022/SP6.4/C	Mr Stewart Murray <i>Greater London Authority</i>	Comment	SP6.4	The section on flooding could also note that public realm improvements also have the potential to alleviate potential flooding.	The section could also reference public realm improvements.	No change	Reference to public realm improvements to assist with flood risk has been made in DM23: Sustainable Drainage Systems and Reducing Flood Risk in the Croydon Local Plan: Detailed Policies and Proposals.
2695/01/007/SP6.4/C	Cllr Chris Wright <i>London Borough of Croydon</i>	Comment	SP6.4	Local concern was repeated expressed at the lack of thought and the lack of clear policies that allowed development when there was clear evidence of flooding problems, and why there were no strict policies so that developers must use permeable materials and plant broad-leaved trees that help to prevent floods. SP6 was considered too weak and inadequate in this respect. Reference is made in CLP1.1 of the recent floods in Kenley and Purley and local request was made for the Hooley/Coulsdon Bourne to be also included as this winter stream also overflowed at that time with much damage to properties.		No change	DM23: Sustainable Drainage Systems and Flood Risk in the Detailed Policies and Proposals addresses how flood risk should be assessed and also sets out the requirements for sustainable drainage systems to reduce flood risk.

0482/01/004/SP7 (Table 6.1)/O	Mr Malcolm Jennings <i>Association of Croydon Conservati</i>	Object		SP7 (Table 6.1)	The ACCS believes that there is a conflict within SP7 where it states in 7.1 "presumption in favour of development" but then goes on in 7.2 to "protect and safeguard". We believe that a better form of words in 7.1 would be '...the Council will apply a presumption in favour of development where applications assist the delivery of a Green Grid...' We welcome SP7.2 but there seem to be no points listed setting out how this will be done as in the subsequent sections of the policy. In general the ACCS welcomes the proposal for green initiatives to enhance urban areas such as street tree planting, green roofs, green walls, green landscaping and efforts to improve biodiversity across the borough.	The policy should be reworded to '...the Council will apply a presumption in favour of development where applications assist the delivery of a Green Grid'	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
0790/01/031/SP7 (Table 6.1)/O	Mr Mathew Frith <i>London Wildlife Trust</i>	Object	Soundness - Effective	SP7 (Table 6.1)	SP7 should make reference to proposed on Coombe Road Playing Fields development (ref 662, which would subsequently lead to de-designation). Elsewhere the review states that the site 'meets the criteria for de-designation as Green Belt', although there is no clear rationale for this.		Change	The evidence base and rationale behind the proposed designation of site 662 has been published.
0790/01/032/SP7 (Table 6.1)/C	Mr Mathew Frith <i>London Wildlife Trust</i>	Comment	Soundness - Justified	SP7 (Table 6.1)	The Council should state explicitly the reasons behind any changes in designation to Green Belt or Metropolitan Open Land; the documentation presumes an understanding of the policy context and criteria.		Change	The evidence base supporting changes to designations will be published in full to support future publications of the Local Plan.
0790/01/030/SP7 (Table 6.1)/O	Mr Mathew Frith <i>London Wildlife Trust</i>	Object	Soundness - Effective	SP7 (Table 6.1)	Policy SP7 does not reflect the fact that part of the site here is proposed for de-designation from the Green Belt: none of the sites in SP7 are linked to Portnalls Road. Given the adjacent Cane Hill housing development we urge the Council to protect this open space and enhance it for the use by new residents, through designating it as MOL.		No change	Site 764 has met the criteria for the de-designation of Green Belt to meet the need for school places across the borough. Once the location of the school buildings are known, the remainder of the site will remain Green Belt.
1882/01/001/SP7 (Table 6.1)/O	David and Susan Garcia	Object		SP7 (Table 6.1)	We strongly object to the councils proposals to build on the Green Belt land.	No green belt development should take place.	No change	No changes can be made due to the lack of detail as to which development is being objected to.
2128/01/004/SP7 (Table 6.1)/C	Cllr Steve O'Connell AM	Comment		SP7 (Table 6.1)	There is a need for school playing fields and green spaces to be protected in the Plan and added as a list.	Add a list of protected school playing fields and green spaces.	No change	School playing fields and green spaces are protected as Metropolitan Green Belt, Metropolitan Open Land or Local Green Spaces. These designations will be shown on the Proposals Map.

2565/01/001/SP7 (Table Ms Karen Fletcher  
6.1)/O

Object

SP7 (Table 6.1)

We wish to register our objection to the proposals to change the policy map 43 in relation to Metropolitan Open Land at Shirley Oaks Village. Like many residents we purchased our home on the understanding that the MOL was owned by the residents themselves and would not be developed. It was a strong factor in our decision to purchase our house. The land itself was transferred to the management company by a transfer dating 30 July 1991 made between Heron Homes Limited and Shirley Oaks Management Limited. The third schedule to this transfer contains restrictive covenants and I have attached the relevant clauses. These clauses state that the land is to be used as open space so I do not understand how you can ignore this and grant planning permission to build houses. We understand the need for more housing but feel that this is not the way forward. It would be far better to look at the buildings/land owned by the London Borough of Croydon first to see which could be used as residential properties. The old Ashburton Library in Ashburton Park is such a building that could be redeveloped and used for housing and I am sure there are many more.

No change

The land does not meet the criteria for Metropolitan Open Land and will continue to be de-designated.

2619/01/003/SP7 (Table Ross Holdgate  
6.1)/C

*Natural England*

Comment

SP7 (Table 6.1)

Whilst the Croydon Opportunity Area allocation will avoid some housing occurring in close proximity to Sites of Special Scientific Interest (SSSIs) in the Borough other allocations and windfall sites may threaten SSSIs through recreational pressure, e.g. increased trampling of vegetation and littering. It is difficult to predict the impacts to SSSIs at this stage due to uncertainty as to how all the housing proposed would be delivered but there is likely to be a need to consider mitigation measures such as new green infrastructure and improved management at SSSIs at the development management stage. Effective development management policies will therefore be required and are discussed below. We note Policy SP7 – Green Grid may provide a means to allow developers to work with the Borough council to achieve these requirements.

No change

Comment is noted.

2657/01/019/SP7 (Table 6.1)/C	Rebecca Pullinger <i>CPRE London</i>	Comment	Soundness - Effective	SP7 (Table 6.1)	SP7 also fails to (but should) mention proposed development (which would subsequently lead to de-designation) on Coombe Road Playing Fields: Reference number 662. Elsewhere the council states that the site 'meets the criteria for de-designation as Green Belt' though it does not make clear the reasons for this.	No change	No changes to Green Belt are currently proposed at Coombe Playing Fields as it is not known what the extent of any school buildings on site 662 would be. Only the part of the site with actual buildings would need to be removed from Green Belt. Any school playing fields and outdoor space should remain as Green Belt.	
2657/01/018/SP7 (Table 6.1)/C	Rebecca Pullinger <i>CPRE London</i>	Comment	Soundness - Effective	SP7 (Table 6.1)	SP7 fails to mention proposed changes to designations at Portnalls Road	No change	No changes to Green Belt are currently proposed at Portnalls Road as it is not known what the extent of any school buildings on site 764 would be. Only the part of the site with actual buildings would need to be removed from Green Belt. Any school playing fields and outdoor space should remain as Green Belt.	
2657/01/014/SP7 (Table 6.1)/S	Rebecca Pullinger <i>CPRE London</i>	Support	Soundness - Justified	SP7 (Table 6.1)	CPRE London supports the 18 proposed extensions to the Green Belt and the statement in Policy SP7.2 that the Council will protect and safeguard the extent of the borough's Metropolitan Green Belt, Metropolitan Open Land and Local Green Spaces	Welcome support		
2695/01/001/SP7 (Table 6.1)/C	Cllr Chris Wright <i>London Borough of Croydon</i>	Comment		SP7 (Table 6.1)	There are concerns that many green belt sites have been de-designated which could threaten the future of green spaces which provide such a wonderful feature for our borough. It is considered a retrograde step when many areas throughout the borough and especially in the northern wards are desperately in need of more, not less green areas. Why when the borough population is growing very fast is there no policy to create new green spaces throughout the borough?	No change	Three sites are being re-designated from Green Belt to Metropolitan Open Land or Local Green Space to give them the most appropriate designation. These sites will still have the same level of protection as Green Belt. There are existing Green Grid policies in the Croydon Local Plan that protect Croydon's open spaces including the Metropolitan Green Belt, Metropolitan Open Land and Local Green Spaces.	
2764/18/002/SP7 (Table 6.1)/O	Mr Derek Ritson <i>Monks Orchard Residents Associa</i>	Object		SP7 (Table 6.1)	Ashburton Playing Fields are designated as metropolitan Open Land and should be listed as such in SP7 and the Green Chain.	Ashburton Playing Fields are designated as metropolitan Open Land and should be listed as such in SP7 and the Green Chain.	No change	Ashburton Playing Fields continues to be designated as Metropolitan Open Land. Table 6.1 sets out changes to these designations.
2766/01/012/SP7 (Table 6.1)/C	B Wilson <i>W.R. Newland and Sons Ltd</i>	Comment		SP7 (Table 6.1)	Table 6.1 proposes additions to the Metropolitan Green Belt which are not required, particularly in light of the objectively assessed housing need identified in the SHMA exceeding the planned housing supply. The Council should therefore be considering the release of sites within the Green Belt. See further comments on Strategic policy SP2.		No change	The Local Plan includes no release of Green Belt for housing.

2769/01/003/SP7 (Table 6.1)/C	Tal Kleiman <i>Tandridge District Council</i>	Comment	SP7 (Table 6.1)	<p>We support the Council's position in relation to seeking to protect and safeguard the Green Belt that is identified in SP7.2. Despite this, we are concerned that a Green Belt Assessment has not been progressed that has looked at whether all parts of the current designated area meets the purposes as set by national policy. We know first-hand that carrying out an assessment of the Council's Green Belt can be difficult. However, this approach would allow the Council to explore policies that would continue to protect all important parts of the Green Belt in Croydon where the Green Belt designation itself has not been fully successful in limiting development. In addition, such a process may identify areas where parts of the current designation do not serve the defined Green Belt purposes. Whilst we do not support the unnecessary release of Green Belt land, it may preferable to release Green Belt land that does not meet the Green Belt purposes for development, rather than losing highly valued areas of Green Belt for development through speculative planning applications. Doing so would also have the added benefit of allowing the Council to provide the related services, infrastructure, etc. in a coordinated manner, supported by the Local Plan.</p>	Recommendation to conduct a Green Belt Assessment. Change	<p>A Green Belt Assessment has been undertaken and has been published alongside the Proposed Submission Version of the Local Plan.</p>
2771/01/002/SP7 (Table 6.1)/C	Philippa Toogood		SP7 (Table 6.1)	<p>I would like to correct errors in the 'Policy SP7: Green Grid' document <a href="https://www.croydon.gov.uk/sites/default/files/articles/downloads/%281%29%20Policy%20SP7.pdf">https://www.croydon.gov.uk/sites/default/files/articles/downloads/%281%29%20Policy%20SP7.pdf</a>. The document does not correctly identify Lacey Green, an area of registered common land on Tollers Lane in Old Coulsdon. On pages 53, 58 and 61 of the document, Lacey Green is described as 'Land in Tollers Lane', rather than being given its correct name. On the current Interactive Local Plan, and the 'Policy SP7: Green Grid' document, Lacey Green is shown to the south of Tollers Lane only</p>	No change	<p>The land which is an extension of Metropolitan Green Belt, is on Toller's Lane and not at Lacey Green, and if it were named Lacey Green this could confuse people into thinking it was the land known as Lacey Green.</p>

2771/01/001/SP7 (Table 6.1)/C	Philippa Toogood			SP7 (Table 6.1)	I would like to correct errors in the 'Policy SP7: Green Grid' document <a href="https://www.croydon.gov.uk/sites/default/files/articles/downloads/%281%29%20Policy%20SP7.pdf">https://www.croydon.gov.uk/sites/default/files/articles/downloads/%281%29%20Policy%20SP7.pdf</a> . The document does not correctly identify Lacey Green, an area of registered common land on Tollers Lane in Old Coulsdon. On pages 53, 58 and 61 of the document, Lacey Green is described as 'Land in Tollers Lane', rather than being given its correct name. On the current Interactive Local Plan, and the 'Policy SP7: Green Grid' document, Lacey Green is shown to the south of Tollers Lane only.	No change	The land which is an extension of Metropolitan Green Belt, is on Toller's Lane and not at Lacey Green, and if it were named Lacey Green this could confuse people into thinking it was the land known as Lacey Green.
2812/01/004/SP7 (Table 6.1)/C	Cllr Jan Buttinger	Comment	Soundness - Effective	SP7 (Table 6.1)	Please preserve the green belt and do not encourage building on it. Metropolitan Open Land? This is the slippery road to over development when you start changing and reclassifying.	No change	Three Green Belt sites have been identified to meet the need for school places in the borough. The land at Shirley Oaks will continue to be de-designated as Metropolitan Open Land as it does not meet the criteria.



We consider that the apparent preferred approach not to review the MOL designation at the World of Golf site is not appropriate to meet the Council's Strategic Objectives, nor does it accord with the NPPF's presumption in favour of sustainable development.

As we understand, the Council have not carried out a full MOL review and have only assessed a small number of sites designated as MOL. As the Council have not fully assessed other MOL sites, we consider that the approach is unsound. Rather, there are other sites within the MOL that do not meet the NPPF test in relation to Green Belt, or in relation to the tests set out within the London Plan relating to MOL. More specifically, we consider that Policy SP7 is unsound as the Council has failed to consider the World of Golf (Croydon) site, 175 Long Lane, Croydon.

1. It is apparent that there is a sizable quantum of development currently on the site which sits comfortably within the local urban environment. As such, the site does not accord with this part of the criteria set out at Policy 7.17 of the London Plan.
2. The site currently comprises the World of Golf (Croydon) golf centre. The site is privately owned and the current facilities operate as pay-for-use. It is considered that the site does not serve the whole, or significant parts of London. There is no public access across the site and visitors need to pay to participate in golf related activities.
3. It is understood that the site has been in operation as a golfing facility since the 1970s. Prior to this, the site was used as allotment gardens. In forming the golf driving range, there has been extensive earth works to raise the height of the site. It is therefore considered that the site has no historic features or landscapes of either national or metropolitan value. From the results of the initial ecological and arboricultural surveys of the site, it is concluded that none of the biodiversity features identified are of national or metropolitan value. Although the site offers some recreational value in the form of a golf centre, due to its size and operation it can not be regarded as offering national value. With regard to its metropolitan value, this is heavily diluted by similar, competing facilities within the borough and neighbouring boroughs.
4. the site does not contain any footpaths, is not accessible to the public, and is not truly 'open' space given the enclosed nature and use of the site. A public footpath does run

Having undertaken a comprehensive assessment of the World of Golf site against the MOL criteria set out at Policy 7.17 of the London Plan, we consider that the site does not meet any of the MOL criteria and should therefore be de-designated as MOL. Given the results of the assessment, we consider that Table 6.1 of the 'Local Plan: Strategic Polices – Partial Review', and the emerging Policies Map, should therefore be amended to show this. Instead, The Hyde Group has identified an opportunity to redevelop the site which would help the Council meet its Strategic Objectives and which would accord with the NPPF's presumption in favour of sustainable development. The benefits brought forward as a result of The Hyde Group's initial development proposals would include:

- The provision of over 1.2 ha of publically assessable open space which will visually and physically improve the link between South Norwood Country Park and Long Lane Wood, thus better contributing towards the local Green Grid;
- The provision of new public footpaths throughout the proposed new open space which will provide better links to / from the Arena Tramlink Stop and the surrounding area;
- The provision of new play space within the proposed open space;
- The provision of trees and shrubs to increase the potential for biodiversity and to provide habitats for specific target species;
- The provision of approximately 136 affordable units (100% of the total provision) which will help to address the recent undersupply of affordable housing in the borough (as identified within the Council's SHMA);
- The provision of a range of accommodation (including flats and houses, and one, two and three bedroom units) which will help to create a mixed and balanced community; and
- The provision of a new community facility which has the potential to accommodate a variety of community uses.

All Green Belt and MOL sites were reviewed, including World of Golf, and this site did not meet the criteria for de-designation.

along the western edge of the golf centre which is identified as an existing Green Grid connection within the Croydon Local Plan. However, this footpath falls outside of the site, and for the most part, falls outside of the MOL designation.  
5.

2839/01/021/SP7 (Table 6.1)/C	Cllr Yvette Hopley <i>London Borough of Croydon</i>	Comment	Soundness - Effective	SP7 (Table 6.1)	Would like to see protection of Kingswood Lodge?	No change	Kingswood Lodge is a Grade II listed building within the Green Belt. The combination of these designations protects both the building, its setting and the use of the surrounding the building.	
2839/02/021/SP7 (Table 6.1)/C	Cllr Yvette Hopley <i>London Borough of Croydon</i>	Comment	Soundness - Effective	SP7 (Table 6.1)	Would like to see protection of Kingswood Lodge and grounds protected.	No change	Kingswood Lodge is a Grade II listed building within the Green Belt. The combination of these designations protects both the building, its setting and the use of the surrounding the building.	
3331/01/001/SP7 (Table 6.1)/O	Ed Owen	Object		SP7 (Table 6.1)	I wish to lodge my objection to all the proposals set out in policy number SP7.	No change	No changes can be made as a result of this comment as it is not specific enough.	
3396/01/009/SP7 (Table 6.1)/O	Ms A Pavon-Lopez	Object		SP7 (Table 6.1)	Under what authority to you have the ability to arbitrarily remove protected status from Metropolitan Open Land? Please outline for me the process that you go through, and who has the authority to allow this. Please also outline the amount of public consultation that is required, and how you have done this.	Under what authority to you have the ability to arbitrarily remove protected status from Metropolitan Open Land? Please outline for me the process that you go through, and who has the authority to allow this. Please also outline the amount of public consultation that is required, and how you have done this.	No change	The London Plan identifies who designated Metropolitan Open Land. There has been a six weeks consultation from 6 November to 18 December 2015. The evidence of the review of Metropolitan Open Land is available of the Council's website.
3411/01/002/SP7 (Table 6.1)/O	Mr Amarjit Kalsi	Object		SP7 (Table 6.1)	I object to any downgrading of any Green Belt areas, Policy DM44.2, Table 11.17, site 662 (p179) and Open Land in Policy SP7 of the Strategic Plan (p55 of Policies Map) refers. We need to cling on what little there is and downgrading Green Belt areas will only open up the Pandora's Box for developers to exploit, perhaps not now, but certainly in the future as pressure on building new homes grows. Once we go down this route we will lose our precious Green Belt for our future generation and the land is gone for good.	No change	Three sites are being re-designated from Green Belt to Metropolitan Open Land or Local Green Space. These designations offer the same level of protection as Green Belt but are a more appropriate designation.	

3516/01/005/SP7 (Table 6.1)/O	Mr G Tubb	Object		SP7 (Table 6.1)	I have misgivings over several other details which should be reviewed: 3 The Green belt must be maintained.	No change	The Croydon Local Plan: Detailed Policies and Proposals is planning for sustainable growth in the context of the 116 Places. All Places will change to some degree, some more than others, reflecting the need to provide more homes and jobs for a growing population. There are existing Green Grid policies in the Croydon Local Plan that protect Croydon's open spaces including the Metropolitan Green Belt, Metropolitan Open Land and Local Green Spaces.
3560/01/002/SP7 (Table 6.1)/O	Mr Micheal Harrison	Object		SP7 (Table 6.1)	I would like to add my name to object to this policy to downgrade the Green belt. I am alarmed at the lack of protection for our open spaces is being eroded by this proposal.	No change	The three sites which are being re-designated from Green Belt to Metropolitan Open Land and Local Green Space will have the same level of protection but will be given a more appropriate designation.
3571/01/009/SP7 (Table 6.1)/O	Mr & Mrs Hewitt	Object		SP7 (Table 6.1)	Loss of Green Belt. Whilst recognising that some green belt land must be released for building we are, nevertheless, in general against the wholesale loss of green land.	No change	The three Green Belt sites have been identified to meet the need for school places in the borough. No other development is proposed for Green Belt sites and it will continued to be protected.
3790/01/001/SP7 (Table 6.1)/C	Mr & Mrs Derrick	Comment	Soundness - Justified	SP7 (Table 6.1)	Why should Shirley become a concrete jungle like the rest of north and East Croydon, just leave it alone? It is a pleasure to live here and enjoy the green spaces including the Shirley Hills - how did you miss the Shirley Hills, both sides of Gravel Hill and the areas near to the old Croydon Airport on the Purley way in your proposals ?	No change	The areas suggested are either Metropolitan Green Belt or Metropolitan Open Land and all of them meet the criteria for their respective designations. The evidence base for this will be published alongside the Proposed Submission draft of the Local Plan.
3962/01/003/SP7 (Table 6.1)/C	Mrs Y Shah			SP7 (Table 6.1)	I do agree with you therefore ask you to act accordingly and reject the proposals made for green spaces.	No change	These general comments are noted

4095/01/007/SP7 (Table 6.1)/O	Vaughan Pomeroy	Object	SP7 (Table 6.1)	I have a concern about the security of open spaces, where the change in designation appears to reduce the level of protection. However, there does seem to be an intention to increase the land under protection by taking into the total land bank areas that presently are not designated as open spaces. Particularly in the south of the Borough the open space is highly valued and a resource to be treasured. I am encouraged by some of the recent work carried out in local open spaces in improving the facilities but I can see no clear intention to upgrade and transform some of the less attractive open spaces for greater facility.	No change	The comment is noted regarding the upgrading and will be forwarded to colleague who manage the open spaces in the borough. The comment does not make reference to a specific open space and therefore the Council is unable to respond more fully to the objection. It should be noted that the evidence for the proposed designations of open space are available on the Council's website.
2764/20/001/SP7 (Table 6.1)/O	Mr Derek Ritson <i>Monks Orchard Residents Associa</i>	Object	Soundness - Effective SP7 (Table 6.1)	The proposals are NOT protecting the borough's open spaces and the distinctive heritage and character, as large areas of MOL and or LOL are being de-classified for residential land. Evidence - The areas in DM43 CLP2 (the subject of later representations) are being declassified and are not supported by any appropriate increase in infrastructure for the area. The London Plan supports the retention of MOL and Open Green Spaces as shown at Section 7 Policy 7.17 (see below). We assume that this section 7 of the London Plan has been adopted by the Planning Inspectorate. London Plan Policy 7.17 Metropolitan Open Land says: C Any alterations to the boundary of MOL should be undertaken by boroughs through the LDF process, in consultation with the Mayor and adjoining authorities. D To designate land as MOL boroughs need to establish that the land meets at least one of the following criteria: a it contributes to the physical structure of London by being clearly distinguishable from the built up area b it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London c it contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value d it forms part of a Green Chain or a link in the network of green infrastructure and meets one of the above criteria. Some de-classified areas meet at least one of the above requirements and some have Section s52 agreements listed upon them. (See later representation forms on CLP2).	No change	The Metropolitan Open Land has been assessed against the London Plan criteria. The sites proposed to be de-designated do not meet the criteria and will no longer be protected. They also do not meet the criteria for Local Green Space. As the sites are owned by the residents and are likely to be undeliverable they will no longer be allocated for residential development.

0790/01/007/SP7 (Table 6.1)/S	Mr Mathew Frith <i>London Wildlife Trust</i>	Support	Soundness - Justified	SP7 (Table 6.1) Addington Vale	The Trust supports the 18 proposed extensions to the Green Belt and the statement in Policy SP7.2.	Welcome support	
0790/01/008/SP7 (Table 6.1)/S	Mr Mathew Frith <i>London Wildlife Trust</i>	Support	Soundness - Justified	SP7 (Table 6.1) Bradmore Green, Old Coulsdon	The Trust supports the 18 proposed extensions to the Green Belt and the statement in Policy SP7.2.	Welcome support	
0790/01/009/SP7 (Table 6.1)/S	Mr Mathew Frith <i>London Wildlife Trust</i>	Support	Soundness - Justified	SP7 (Table 6.1) Coulsdon Iron Railway Embankment	The Trust supports the 18 proposed extensions to the Green Belt and the statement in Policy SP7.2.	Welcome support	
0790/01/010/SP7 (Table 6.1)/S	Mr Mathew Frith <i>London Wildlife Trust</i>	Support	Soundness - Justified	SP7 (Table 6.1) Courtwood Playground	The Trust supports the 18 proposed extensions to the Green Belt and the statement in Policy SP7.2.	Welcome support	
0057/02/005/SP7 (Table 6.1)/O	Jill Kilsby	Object		SP7 (Table 6.1) Croham Hurst	I am very unhappy about the proposals to allow developments on green belt land. In particular I wish to oppose the downgrading of Croham Hurst Woods and Sanderstead plantation to Metropolitan Open Land. (SP7?) This weakens the protection they currently have. Green spaces are necessary for the people who live in Croydon for a number of reasons – they help with pollution, give all people a chance to refresh themselves outside the urban environment, particularly when so many flats with little land are being built, and help protect against surface flooding.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
0115/03/005/SP7 (Table 6.1)/C	Mr Bob Sleeman			SP7 (Table 6.1) Croham Hurst	This proposal for De-designation of Metropolitan Open Land is strongly opposed. The Open Spaces Society have objected, stating that if development were allowed in these areas it would be detrimental to the amenity value of the area for the benefit of the public. There is no need to de-designate unless the ulterior motive is to allow development to infill the released areas.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

0482/01/001/SP7 (Table 6.1)/O  
Mr Malcolm Jennings  
*Association of Croydon Conservati*

Object

SP7 (Table 6.1)  
Croham Hurst

The Association of Croydon Conservation Societies (ACCS) wishes to object to the removal of Green Belt status from Croham Hurst. These areas have not changed since being first designated and there would seem to be no reason to change the designation now. Although in the above document (Policy DM24.1) it states that "...applying the same level of protection afforded to Metropolitan Green Belt" to MOL and Local Green Space (LGS) but does this really mean that the restrictions placed on what can and can't be developed within the Green Belt apply identically to MOL and LGS? The ACCS wonders whether it is the criteria for designation which has changed which has resulted in these deletions. In the 'House of Commons Briefing Paper No. 000934, 30 June 2015' it states that "It is for local authorities to define and maintain green belt land in their local areas." We have not been able to find what criteria Croydon Council have used in these designations. We suspect that the change in status of these three sites may be due to a perceived disconnection with other Green Belt land but how is this disconnection defined? Improving these connections should be the priority not the gradual reduction in the Green Belt now and in the future due to the cutting of links between areas due to development. Sites should not be regarded in isolation but as part of the greater Green Belt and Green Grid, and efforts should be made to ensure that connections are maintained and enhanced. Croham Hurst is only about 150m from the Royal Russell School area and about 200m from Littleheath Woods. In fact in the document 'Green Infrastructure and Open Environment: The All London Green Grid' it mentions in section 5.86 and 5.93 a "Croham Hurst Link" connecting it to Littleheath Woods.

The area should remain Metropolitan Green Belt.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

0790/01/025/SP7 (Table 6.1)/O	Mr Mathew Frith  <i>London Wildlife Trust</i>	Object	Soundness - Justified	SP7 (Table 6.1)  Croham Hurst	We object to this. The Green Belt designation should be retained rather than re-designated as Metropolitan Open Land. We do not believe there are sufficient grounds for change.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
1350/04/013/SP7 (Table 6.1)/O	Helen Buckland  <i>Environment Forum</i>	Object		SP7 (Table 6.1)  Croham Hurst	<p>The Forum however is concerned that the changes in designations from Metropolitan Green Belt to Metropolitan Open Land in Table 6 could enable development on the green spaces affected and therefore the loss of those spaces. The Forum considers that there is plenty of scope for the development of Green Belt land for the production of food which would reduce pollution food transport road and air miles. Therefore there should be a commitment in the Plan for the encouragement of farming and market gardening.</p> <p>•Recommendation</p> <p>In terms of the areas of the Borough which have a deficiency of open spaces the Plan needs to strengthen the commitment to protecting all existing open and green spaces to prevent development on them, and to identify sites for the provision of additional open and green spaces.</p>	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
1727/01/003/SP7 (Table 6.1)/O	Anthony Barber	Object		SP7 (Table 6.1)  Croham Hurst	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

1737/01/003/SP7 (Table 6.1)/O Brian Carter

Object

Soundness - Justified

SP7 (Table 6.1)

Croham Hurst

It would de-designate Croham Hurst as Green Belt, despite it being a biological 'Site of Metropolitan Importance for Nature Conservation'. The re-designation of this site would not comply with Policy SP7.2 and the protection of the Green Belt.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

1755/01/003/SP7 (Table 6.1)/O Ann Kellaway

Object

SP7 (Table 6.1)

Croham Hurst

The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

1771/01/003/SP7 (Table 6.1)/C Amanda Stretton

SP7 (Table 6.1)

Croham Hurst

2.The de-designation of:  
•Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation  
  
•Coombe Road Playing Fields as Green Belt, site reference 662  
  
as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.



1788/01/007/SP7 (Table 6.1)/O	Alice Desira	Object	Soundness - Justified	SP7 (Table 6.1) Croham Hurst	The I also object to Croham Hurst Woods being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Polices Map). Sanderstead planation is also being downgraded from Green Belt to Metropolitan Open Land, which I also object to.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
1793/01/004/SP7 (Table 6.1)/O	Amit Patel	Object		SP7 (Table 6.1) Croham Hurst	Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Polices Map). I object to all these downgrades.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
1829/01/008/SP7 (Table 6.1)/O	Christine Cafferkey	Object	Soundness - Justified	SP7 (Table 6.1) Croham Hurst	Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Polices Map). I object to this downgrade.	No change	Metropolitan Open Land and Green Belt are designations of equal weight. As Green Belt as the name suggests goes round an urban area and Croham Hurst is surrounded on all sides by built development it is better protected as Metropolitan Open Land.

1853/01/007/SP7 (Table 6.1)/O Brian Matthews

Object

SP7 (Table 6.1)  
Croham Hurst

These sites should not be downgraded from greenbelt status.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

1856/01/008/SP7 (Table 6.1)/O Chris Sleight

Object

SP7 (Table 6.1)  
Croham Hurst

I object to the reclassification of Coombe Playing Fields, Croham Hurst Woods and Sanderstead Plantation from Greenbelt to Metropolitan Open Land. This is not appropriate. It is essential for the character, ecology and biodiversity of the borough that these green spaces remain fully protected and are recognised for what they are - Green Belt. To downgrade them would be an obvious 'thin end of the wedge' to losing them.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

1858/01/003/SP7 (Table 6.1)/O Catherine Pleasance

Object

SP7 (Table 6.1)  
Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

1896/01/003/SP7 (Table 6.1)/O	Divya Kumar	Object	SP7 (Table 6.1)	I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
1915/01/003/SP7 (Table 6.1)/O	Andrew Hilton	Object	SP7 (Table 6.1)	The Plan proposes a loss of green belt land (DM44.2, Table 11.17 - Coombe Playing Fields), declassification of green belt to Open Metropolitan Land under SP7 of the Strategic Plan affecting Croham Hurst Woods and Sanderstead Plantation. Please note my objections to the loss of current classification the effective downgrading of these areas.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
1916/01/007/SP7 (Table 6.1)/O	Andrew Hird	Object	SP7 (Table 6.1)	Loss of Green Belt – (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Policies Map). Sanderstead plantation is also being downgraded from Green Belt to Metropolitan Open Land. All these downgrades should be removed.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

1926/01/012/SP7 (Table 6.1)/O Councillor Luke Clancy

Object  
Soundness - Justified  
SP7 (Table 6.1)  
Croham Hurst

I object to the de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation. The fact that whilst this area is being de-designated an adjoining piece of land to the south of Croham Hurst is being added to the green belt, map GB-5 of the Policies Map, because it contributes to the physical structure of London is a total contradiction.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area. The extension will be designated as Metropolitan Open Land.

1944/01/003/SP7 (Table 6.1)/O Mr Mark Barrows

Object  
SP7 (Table 6.1)  
Croham Hurst

The de-designation of: Croham Hurst as Green Belt, (Policy SP7), despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation; and as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid;

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

1982/10/005/SP7 (Table 6.1)/O E McNally

Object  
SP7 (Table 6.1)  
Croham Hurst

I object to the de-designation of:  
Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation;

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

1989/01/003/SP7 (Table S R Samuel  
6.1)/O

Object

SP7 (Table 6.1)  
Croham Hurst

The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

1990/01/003/SP7 (Table Douglas & Linda Oram  
6.1)/O

Object

SP7 (Table 6.1)  
Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

2005/01/003/SP7 (Table J. M Lewis  
6.1)/O

Object

SP7 (Table 6.1)  
Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

2015/01/003/SP7 (Table 6.1)/O	Mrs Jane M. Smith	Object	SP7 (Table 6.1) Croham Hurst	I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
2056/01/001/SP7 (Table 6.1)/O	Councillor Dudley Mead <i>London Borough of Croydon</i>	Object	SP7 (Table 6.1) Croham Hurst	I object to the de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation. The fact that whilst this area is being de-designated an adjoining piece of land to the south of Croham Hurst is being added to the green belt, map GB-5 of the Policies Map, because it contributes to the physical structure of London is a total contradiction. The de-designation of the above site would not comply with Policy SP7.2 and protection of the green grid.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area. The extension will be designated as Metropolitan Open Land.
2062/01/012/SP7 (Table 6.1)/O	Councillor Jason Perry <i>London Borough of Croydon</i>	Object	Soundness - Justified SP7 (Table 6.1) Croham Hurst	I object to the de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation. The fact that whilst this area is being de-designated an adjoining piece of land to the south of Croham Hurst is being added to the green belt, map GB-5 of the Policies Map, because it contributes to the physical structure of London is a total contradiction.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area. The extension will be designated as Metropolitan Open Land.

2071/01/012/SP7 (Table 6.1)/O	Councillor Mario Creatura  London Borough of Croydon	Object	Soundness - Justified	SP7 (Table 6.1)  Croham Hurst	I object to the de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation. The fact that whilst this area is being de-designated an adjoining piece of land to the south of Croham Hurst is being added to the green belt, map GB-5 of the Policies Map, because it contributes to the physical structure of London is a total contradiction.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area. The extension will be designated as Metropolitan Open Land.
2078/01/003/SP7 (Table 6.1)/O	Mr Nivaj Sawant	Object		SP7 (Table 6.1)  Croham Hurst	I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
2103/01/003/SP7 (Table 6.1)/O	Miss DC Smith	Object		SP7 (Table 6.1)  Croham Hurst	I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

2128/02/010/SP7 (Table Cllr Steve O'Connell AM 6.1)/O

Object

SP7 (Table 6.1)

Croham Hurst

I object to the de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation. The fact that whilst this area is being de-designated an adjoining piece of land to the south of Croham Hurst is being added to the green belt, map GB-5 of the Policies Map, because it contributes to the physical structure of London is a total contradiction.

Croham Hurst should remain Green Belt.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area. The extension will be designated as Metropolitan Open Land.

2141/01/003/SP7 (Table P Graham 6.1)/O

Object

SP7 (Table 6.1)

Croham Hurst

The de-designation of Croham Hurst as Green Belt, (Policy SP7), despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation; and as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid;

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

2144/01/003/SP7 (Table P Busby 6.1)/O

Object

SP7 (Table 6.1)

Croham Hurst

The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.



2150/01/003/SP7 (Table R. V. Lewis  
6.1)/O

Object

SP7 (Table 6.1)  
Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

2152/01/003/SP7 (Table David Moulton  
6.1)/O

Object

SP7 (Table 6.1)  
Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation, because the de-designation of this site would not comply with Policy SP7.2 and the protection of the Green Belt.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

2160/01/003/SP7 (Table Glen Print  
6.1)/O

Object

SP7 (Table 6.1)  
Croham Hurst

This will result in de-designation and will not comply with Policy SP7.2 and protection of the green grid. The de-designation of the greengrid map will undoubtedly compromise the ability of future generations to meet their needs.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

2181/01/006/SP7 (Table Ray & Anne Smith  
6.1)/O

Object

SP7 (Table 6.1)  
Croham Hurst

Object to Loss of Green Belt on all three sites at Coombe Playing Fields, Croham Hurst and Sanderstead Plantation and SP7.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

2186/01/001/SP7 (Table A.,G.,H., & M. Vigor  
6.1)/O

Object

Soundness -  
Justified

SP7 (Table 6.1)  
Croham Hurst

We have lived close to Croham Hurst woods for the past 12 years and are regular visitors through having children who used to play in them and also now with walking our dog. The woods are an area of special interest with the Iron Age long barrow on the ridge and home to numerous forms of wildlife and rare plants. It is a humbling experience to see the seasons change , hear the woodpeckers in the spring and come close up to deer and the other nature living in these woods. With all the urban sprawl and pollution around us , such experiences provide valuable time and space to de- stress. To lose this beautiful ancient woodland would be an absolute travesty. We have a duty to preserve it for future generations of Croydon and provide a safe haven for the animals and plants whose very existence is now being threatened. Having such a unique place on our doorstep has provided our children with treasured memories and opportunities which they may not otherwise have gained. The area is visited by Ridgeway Primary School as part of the national curriculum study of the local environment. The trip provides a low cost venue enabling all children to participate and add to their classroom learning. Croham Hurst woods is greatly used by the local community, enabling people to meet others whom they would not otherwise have a chance to come into contact with for instance other dog walkers. To lose its green belt status would be a huge loss and not one which we believe can be fully justified

Development on this site may impact on Croham Woods.

No change

There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

2243/01/002/SP7 (Table 6.1)/O Ben Rispin

Object

SP7 (Table 6.1)  
Croham Hurst

The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Polices Map).

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

2304/01/003/SP7 (Table 6.1)/O Mandy Lambert

Object

SP7 (Table 6.1)  
Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

2318/01/003/SP7 (Table 6.1)/O Julie Litchfield

Object

SP7 (Table 6.1)  
Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

2326/02/003/SP7 (Table 6.1)/O Mrs Mollie Dagnell	Object	SP7 (Table 6.1)	Croham Hurst	I am writing to object to the de-designation of Croham Hurst as Green Belt, despite being a biological Site of Scientific Interest (SSI) and a Site of Metropolitan Importance for Nature Conservation. The de-designation of both sites would not comply with Policy SP7.2 and protection of green grid.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.	
2334/01/001/SP7 (Table 6.1)/O Mr Noel Vas	Object	Soundness - Justified	SP7 (Table 6.1)	Croham Hurst	I am writing to object to:  The de-designation of:  •Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation  as the de-designation of the site would not comply with Policy SP7.2 and protection of the green grid.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
2366/01/005/SP7 (Table 6.1)/O Adrian Little	Object	SP7 (Table 6.1)	Croham Hurst	Sanderstead Plantation and Croham Hurst are both unique and must be kept as Green Belt land for their views and amenity as lungs for Croydon & London.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.	

2429/02/003/SP7 (Table 6.1)/O	Mr & Mrs E Abdul-Nabi	Object	Soundness - Justified	SP7 (Table 6.1) Croham Hurst	Object to the re-designation of Croham Hurst as it is a Site of Special Scientific Interest and a Site of Nature Conservation Importance and the de-designation would not comply with Policy SP7.2 and the protection of the green grid.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
2448/01/012/SP7 (Table 6.1)/O	Andy Stranack  Croydon Council	Object	Soundness - Justified	SP7 (Table 6.1) Croham Hurst	I object to the de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation. The fact that whilst this area is being de-designated an adjoining piece of land to the south of Croham Hurst is being added to the green belt, map GB-5 of the Policies Map, because it contributes to the physical structure of London is a total contradiction.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area. The extension will be designated as Metropolitan Open Land.
2493/02/003/SP7 (Table 6.1)/O	Ben Plummer	Object		SP7 (Table 6.1) Croham Hurst	I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

2542/02/002/SP7 (Table 6.1)/O N Johnceline	Object	SP7 (Table 6.1) Croham Hurst	The Hurst has been enjoyed by families, walkers etc. from all over the Borough for generations. It is and 'ancient wood' and as such should be protected for future generations to enjoy.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
2548/01/001/SP7 (Table 6.1)/O Sally Grenville	Object	SP7 (Table 6.1) Croham Hurst	I am writing to object to the de-designation of Croham Hurst as green belt despite being a biological site of special scientific interest (SSS) and a site of metropolitan importance for nature conservation.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
2552/01/003/SP7 (Table 6.1)/O Ms Cliona Moore	Object	SP7 (Table 6.1) Croham Hurst	I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

2556/01/003/SP7 (Table 6.1)/O Miss F Matthews	Object	SP7 (Table 6.1) Croham Hurst	I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
2586/01/003/SP7 (Table 6.1)/O Anna Bannon	Object	SP7 (Table 6.1) Croham Hurst	I object to the de-designation of Croham Hurst as Green Belt despite being a biological Site of Scientific Interest (SSI) and A Site of Metropolitan Importance for Nature Conservation. The de-designation would not comply with SP7.2 and the protection of green grid.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
2590/01/003/SP7 (Table 6.1)/O Mr & Mrs Wilkinson	Object	SP7 (Table 6.1) Croham Hurst	I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

2592/03/004/SP7 (Table Mr & Mrs Lewis  
6.1)/O

Object

SP7 (Table 6.1)

Croham Hurst

I am concerned with the de-designation of Croham Hurst as green belt. We wish to keep the green belt intact in such precious areas. We wish to preserve what is worth saving in Croydon, especially the green areas and those areas of special heritage and character and SSSI status.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

2592/01/004/SP7 (Table Mr & Mrs Lewis  
6.1)/C

Comment

SP7 (Table 6.1)

Croham Hurst

Respondent wishes to keep the Green Belt intact in such a precious area.

No change

Protection proposed is considered appropriate as Metropolitan Open Land and is, in any case, given the same weight as Metropolitan Green Belt. The change is to reflect the purpose of this area and it does not contribute to the Metropolitan Green Belt for its purposes for designation.

2592/02/004/SP7 (Table Mr & Mrs Lewis  
6.1)/O

Object

SP7 (Table 6.1)

Croham Hurst

I am concerned with the de-designation of Croham Hurst as green belt. We wish to keep the green belt intact in such precious areas. We wish to preserve what is worth saving in Croydon, especially the green areas and those areas of special heritage and character and SSSI status.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.



2635/01/004/SP7 (Table 6.1)/O	Paul Sandford  Bourne Society	Object	SP7 (Table 6.1)  Croham Hurst	I object to the de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation. The fact that whilst this area is being de-designated an adjoining piece of land to the south of Croham Hurst is being added to the green belt, (Ref: map GB-5 of the Policies Map) because it contributes to the physical structure of London. This is a total contradiction.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
2642/02/003/SP7 (Table 6.1)/O	Mr John Walsh	Object	SP7 (Table 6.1)  Croham Hurst	I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
2647/01/002/SP7 (Table 6.1)/O	Mr Steve Lucas	Object	SP7 (Table 6.1)  Croham Hurst	Inconsistent with the NPPF without good reason	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

2648/01/005/SP7 (Table 6.1)/O	Ms Denise Hall	Object	SP7 (Table 6.1)	I am writing to object to The de-designation of : Croham Hurst and Coombe Road Playing Fields as Green Belt.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
			Croham Hurst	I understand the ambition to achieve city status and the need to build more housing, more schools and bigger and better buildings. However, I think that in its planning, Croydon needs to remember the importance of our ever decreasing green spaces. All of the people of Croydon (and beyond) benefit from these areas- not just the local residents. People in these high rise homes- even luxury penthouses- need outdoor space to escape to for their wellbeing. Roof gardens are not sufficient compensation for the lack of real green spaces where badgers dwell, oak trees grow, etc. People need open spaces to explore, run, contemplate, etc. It does not make for a healthy society to deny hundreds and thousands of people this right. Any kind of construction on these precious areas- whether it be traveller dwellings or blocks of flats- is not conducive to healthy living and therefore a healthy society.		
2657/01/009/SP7 (Table 6.1)/C	Rebecca Pullinger  CPRE London	Comment	SP7 (Table 6.1)	The Council should explicitly state the reasons behind any changes in designation to Green Belt or Metropolitan Open Land and make clear why a designation has changed from one to the other, as this is not clearly understood by residents who have contacted us.	Change	The evidence supporting this proposed change will be published on the Council's website.
			Croham Hurst			
2659/01/003/SP7 (Table 6.1)/O	Mr Paul Quaintance	Object	SP7 (Table 6.1)	I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
			Croham Hurst			

2662/01/003/SP7 (Table 6.1)/O Mr Terrence Pais	Object	SP7 (Table 6.1) Croham Hurst	I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
2664/01/004/SP7 (Table 6.1)/O Ms Alison Lawton	Object	SP7 (Table 6.1) Croham Hurst	I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
2692/01/001/SP7 (Table 6.1)/O C Inge	Object	SP7 (Table 6.1) Croham Hurst	Please could you count my objections to the loss of Green Belt and in particular for not felling trees. Croham Hurst is an important area of different habitat with a wonderful view and good challenging gradient walking.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

2717/01/003/SP7 (Table 6.1)/O Mrs & Mrs Rutherford

Object

SP7 (Table 6.1)  
Croham Hurst

The de-designation of: Croham Hurst as Green Belt, (Policy SP7), despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation; and as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid;

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

2733/01/003/SP7 (Table 6.1)/O Mr David Martin

Object

SP7 (Table 6.1)  
Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

2734/02/002/SP7 (Table Mr Christopher Jordan 6.1)/O

Object

SP7 (Table 6.1)

Croham Hurst

I am particularly alarmed and opposed to proposals to remove green belt status for any areas in whatsoever Croydon, particularly Croham Hurst which is a designated SSSI, ancient monument and an essential and widely used asset to the local community.

I have downloaded your consultation proposals and find them wordy, obfuscating and unclear - I feel the taxpayers of Croydon, whom you purport to serve, would be more alarmed had they the time and energy to wade through this unwieldy document. If you had provided a map showing current green belt areas to be de-designated and other proposed changes in a clear manner, I would have more confidence in the consultation process. As it stands, it feels like an attempt to sweep proposals under the carpet and introduce measures through the 'back door'.

Our green spaces are part of what makes this borough a unique and pleasant place to live, encouraging biodiversity and providing habitat to rare and endangered species: once they are gone they can never be recovered.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

2734/01/001/SP7 (Table Mr Christopher Jordan 6.1)/O

Object

SP7 (Table 6.1)

Croham Hurst

I am particularly alarmed and opposed to proposals to remove green belt status for any areas in whatsoever Croydon, particularly Croham Hurst which is a designated SSSI, ancient monument and an essential and widely used asset to the local community. Our green spaces are part of what makes this borough a unique and pleasant place to live, encouraging biodiversity and providing habitat to rare and endangered species: once they are gone they can never be recovered.

Please register my strongest objections to these proposals.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

2738/01/004/SP7 (Table 6.1)/O Mr D Lawton

Object

SP7 (Table 6.1)  
Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

2739/01/003/SP7 (Table 6.1)/O Mr Colin Campbell

Object

Soundness - Justified

SP7 (Table 6.1)  
Croham Hurst

I am writing go object to:  
2. The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (sss) and a Site of Metropolitan Importance for Nature Conservation as the de-designation of these sites would not comply with Policy SP7.2 and protection of the green grid;

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

2742/01/004/SP7 (Table 6.1)/O Mr E Tilly

Object

SP7 (Table 6.1)  
Croham Hurst

Object to the dedesignation of Croham hurst as green belt despite being a biological area of Scientific interest and nature Conservation. It would not comply with SP7.2.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

2753/01/003/SP7 (Table 6.1)/O Charles Chellapandian	Object	Soundness - Justified	SP7 (Table 6.1) Croham Hurst	Object to the de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid;	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
2754/01/004/SP7 (Table 6.1)/C Mr P Sowan			SP7 (Table 6.1) Croham Hurst	The redesignation of CROHAM Hurst as MOL appears to be bureaucratic and not much point to it	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
2770/01/009/SP7 (Table 6.1)/O Mr Peter May	Object		SP7 (Table 6.1) Croham Hurst	Croham Hurst Woods and Sanderstead Plantations I understand are to be re-designated from Green Belt to Metropolitan Open Land with therefore a downgrade in the protected status and I object to this for the reasons stated above. Such land is precious for wild life and the community as a whole and should not be allowed to be lost for this purpose. Indeed all green belt land should be regarded as sacrosanct and not be allowed to be downgraded.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

2774/01/004/SP7 (Table 6.1)/O	Cllr Susan Winborn <i>London Borough of Croydon</i>	Object	SP7 (Table 6.1) Croham Hurst	Objects to the de-designation of Croham Hurst as Green Belt despite being a biological Site of Special Scientific Interest and a Site of Metropolitan Importance for Nature Conservation.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
2775/01/012/SP7 (Table 6.1)/O	Cllr Tim Pollard <i>London Borough of Croydon</i>	Object	SP7 (Table 6.1) Croham Hurst	I object to the de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation. The fact that whilst this area is being de-designated an adjoining piece of land to the south of Croham Hurst is being added to the green belt, map GB-5 of the Policies Map, because it contributes to the physical structure of London is a total contradiction.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area. The extension will be designated as Metropolitan Open Land.
2776/01/012/SP7 (Table 6.1)/O	Cllr Helen Pollard <i>London Borough of Croydon</i>	Object	SP7 (Table 6.1) Croham Hurst	I object to the de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation. The fact that whilst this area is being de-designated an adjoining piece of land to the south of Croham Hurst is being added to the green belt, map GB-5 of the Policies Map, because it contributes to the physical structure of London is a total contradiction.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area. The extension will be designated as Metropolitan Open Land.



2801/01/006/SP7 (Table 6.1)/O	Mr and Mrs Michael Somers	Object	SP7 (Table 6.1)	As guardians of the locality, we appeal to you not to surrender any green belt land or to downgrade Croham Hurst Woods or Sanderstead Plantation. We need to be able to rely on them as lungs for the area.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.	
2804/01/007/SP7 (Table 6.1)/O	Jim Gibbons	Object	SP7 (Table 6.1)	Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan. I object to all these downgrades as I consider that they have no bio-diversity protection if they are.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.	
2812/01/012/SP7 (Table 6.1)/O	Cllr Jan Buttinger <i>London Borough of Croydon</i>	Object	Soundness - Justified	SP7 (Table 6.1)	I object to the de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation. The fact that whilst this area is being de-designated an adjoining piece of land to the south of Croham Hurst is being added to the green belt, map GB-5 of the Policies Map, because it contributes to the physical structure of London is a total contradiction.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area. The extension will be designated as Metropolitan Open Land.

2828/07/001/SP7 (Table 6.1)/O	Mr Eugene Regan	Object	SP7 (Table 6.1)	The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Polices Map). Object to all these downgrades.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
2828/07/002/SP7 (Table 6.1)/O	Mr Eugene Regan	Object	SP7 (Table 6.1)	The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Polices Map). I object to all these downgrades.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
2829/01/012/SP7 (Table 6.1)/O	Cllr Margaret Mead Croydon Council	Object	SP7 (Table 6.1)	I object to the de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation. The fact that whilst this area is being de-designated an adjoining piece of land to the south of Croham Hurst is being added to the green belt, map GB-5 of the Policies Map, because it contributes to the physical structure of London is a total contradiction.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area. The extension will be designated as Metropolitan Open Land.

2831/01/003/SP7 (Table 6.1)/C	Jenita Thirumaniraj		SP7 (Table 6.1)	<p>The de-designation of:</p> <p>Croham Hurst</p> <p>Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation;</p> <p>Coombe Road Playing Fields as Green Belt, site reference 662;</p> <p>as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid;</p>	No change	<p>Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.</p>	
2841/01/007/SP7 (Table 6.1)/O	<p>Cllr Vidhi Mohan</p> <p><i>London Borough of Croydon</i></p>	Object	SP7 (Table 6.1)	<p>I object to the de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation. The fact that whilst this area is being de-designated an adjoining piece of land to the south of Croham Hurst is being added to the green belt, map GB-5 of the Policies Map, because it contributes to the physical structure of London is a total contradiction. The de-designation would not comply with Policy SP7.2 and protection of the green grid.</p>	No change	<p>Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area. The extension will be designated as Metropolitan Open Land.</p>	
2842/01/012/SP7 (Table 6.1)/O	<p>Cllr Richard Chatterjee</p> <p><i>London Borough of Croydon</i></p>	Object	Soundness - Justified	SP7 (Table 6.1)	<p>I object to the de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation. The fact that whilst this area is being de-designated an adjoining piece of land to the south of Croham Hurst is being added to the green belt, map GB-5 of the Policies Map, because it contributes to the physical structure of London is a total contradiction.</p>	No change	<p>Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area. The extension will be designated as Metropolitan Open Land.</p>

2859/01/004/SP7 (Table 6.1)/O Philip Edmonds	Object	SP7 (Table 6.1) Croham Hurst	Our Green Belt land is a prized part of Croydon and it is our obligation to ensure that it is protected for the enjoyment of our children and future residents. On the one hand, the plan makes statements about the need to protect Green Belt land (section 9), however there are proposals which raise concerns about the Council's commitment to preserving our environment. The proposed alteration of the status of Croham Hurst (SP7 - page 55 of the Policies Map) from Green Belt to Metropolitan Open Land can only be viewed as a threat to areas that increase the biodiversity of our borough. Although there is no specific proposal to build on these areas, we need to ask why there is a proposal to change their status if there is no plan to give these up for development at a later date.	Croham Hurst should remain Green Belt.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
2886/01/004/SP7 (Table 6.1)/O Mrs Dianne Haile	Object	SP7 (Table 6.1) Croham Hurst	I am writing to object to the de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSI) and a Site of Metropolitan Importance for Nature Conservation because de-designation would not comply with policy SP7.2 and the protection of the Green Belt		No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
2888/01/003/SP7 (Table 6.1)/O Mr Phillip Moore	Object	SP7 (Table 6.1) Croham Hurst	I object to the de-designation as Green Belt despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation as the de-designation would not comply with Policy SP2.7 and protection of the green grid.		No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

2889/01/004/SP7 (Table 6.1)/O Mr Peter Lawton	Object	SP7 (Table 6.1) Croham Hurst	I object to the de-designation of the site as green belt despite being a SSSI and Site of Metropolitan Importance for Nature Conservation.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
2906/01/004/SP7 (Table 6.1)/O Mr Gerald Smith	Object	SP7 (Table 6.1) Croham Hurst	Policy DM44.2 (page 179) - Loss of Green Belt Areas I object strongly to the downgrading of Coombe Wood Playing Fields/Croham Hurst and Sanderstead Plantation to facilitate housing development. There is not a lot of greenery in Croydon as a whole (particularly in the north of the borough) so why remove what we have?	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
2913/01/004/SP7 (Table 6.1)/O Wendy Wilkinson	Object	SP7 (Table 6.1) Croham Hurst	I object to the de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest and a Site of Metropolitan Importance for Nature Conservation as the de-designation would not comply with Policy SP7.2 and protection of the green grid.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

2931/01/012/SP7 (Table 6.1)/O Mr John Newman	Object	SP7 (Table 6.1) Croham Hurst	I object to the de-designation of the site as Green Belt, despite being a biological site of special scientific interest (SSSI) and a Site of metropolitan Importance for Nature Conservation; it would not comply with Policy SP7.2 and protection of the Green Grid.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
2932/01/004/SP7 (Table 6.1)/O Mr James Lawton	Object	SP7 (Table 6.1) Croham Hurst	I object to the de-designation of Croham Hurst as green belt despite being a biological SSSI and a Site of Metropolitan Importance for Nature Conservation.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
2934/01/004/SP7 (Table 6.1)/O J A Meyer	Object	SP7 (Table 6.1) Croham Hurst	I object to the de-designation of Croham Hurst as green belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation as it would not comply with Policy SP2.7 and protection of the green grid.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

2962/01/002/SP7 (Table 6.1)/O Charlotte Lewis	Object	SP7 (Table 6.1) Croham Hurst	I object to Croham Hurst Woods being de-designated from Green Belt to Metropolitan Open Land, this is a wonderful place for people to walk their dogs, a great many people in Britain (including Croydon residents) are dog-owners.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
2967/01/003/SP7 (Table 6.1)/O Janet Willings	Object	SP7 (Table 6.1) Croham Hurst	Croham Hurst Wood reaches back into antiquity with its pre-historic barrow. Croydon should never downgrade this valuable and irreplaceable site.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
2978/01/007/SP7 (Table 6.1)/O Mr James Marland	Object	SP7 (Table 6.1) Croham Hurst	No downgrade of Croham Hurst. They should remain greenbelt land and protected.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

2991/01/003/SP7 (Table Anna Bond  
6.1)/O

Object  
Soundness -  
Justified  
SP7 (Table 6.1)  
Croham Hurst

Loss of Green Belt – (1) Coombe  
Playing Fields, (2) Croham Hurst, (3)  
Sanderstead Plantation  
The Coombe Playing Fields, currently  
Green Belt, are being proposed for  
development in Policy DM44.2, Table  
11.17, site 662 (p179). The site  
should remain as green belt. Croham  
Hurst Woods are being de-  
designated from Green Belt to  
Metropolitan Open Land in Policy  
SP7 of the Strategic Plan (p55 of  
Polices Map).

No change

Croham Hurst is an  
important open space that  
requires the same level of  
protection that its existing  
Green Belt designation  
affords it. As it surrounded  
on all sides by built up area  
it is incorrectly designated  
as Green Belt (which should  
by definition surround a built  
up area or provide a buffer  
between it and the next built  
up area, so it will be re-  
designated as Metropolitan  
Open Land which provides  
an identical level of  
protection but is a more  
appropriate designation for  
this area.

2999/01/004/SP7 (Table Mr John Harris  
6.1)/O

Object  
SP7 (Table 6.1)  
Croham Hurst

I am writing to object to the de-  
designation of:  
Croham Hurst and Sanderstead  
Plantation from Green Belt to  
Metropolitan Open Land in Policy  
SP7 of the Strategic Plan (p55 of  
Polices Map), despite the former  
being a biological Site of Special  
Scientific Interest (SSSI) and a Site  
of Metropolitan Importance for Nature  
Conservation;  
  
The de-designation of these sites  
would not comply with Policy SP7.2  
and protection of the green grid.

No change

Croham Hurst is an  
important open space that  
requires the same level of  
protection that its existing  
Green Belt designation  
affords it. As it surrounded  
on all sides by built up area  
it is incorrectly designated  
as Green Belt (which should  
by definition surround a built  
up area or provide a buffer  
between it and the next built  
up area, so it will be re-  
designated as Metropolitan  
Open Land which provides  
an identical level of  
protection but is a more  
appropriate designation for  
this area.



3011/01/001/SP7 (Table 6.1)/O Mr Joseph Trickey

Object

SP7 (Table 6.1)

Croham Hurst

I wish to state my strong objection to any diminution of local green spaces. The draft local plan Policy DM 44.2 and Policy SP7 propose redesignation from Green Belt status to Metropolitan Open Land for Croham Hurst and also for the Sanderstead Plantation and Coombe Playing Field. The value of maintaining protection for these spaces for health and environmental reasons must be evident to everyone responsible for their protection. For many years I, along with many others, have used these open spaces and woodlands to walk around the area and also for walking into Croydon town. One of Croydon's great assets is in the number of green spaces available for the public's recreation, and it is clear from public meetings that the people of Croydon see them as of great benefit. Not only is the public prepared to use them but as is seen from the associations like the Friends of Croham Hurst Woods and the Friends of Wetton Gardens people are also prepared to work for their improvement. I should like reassurance that the redesignation of the land will not result in any erosion of the areas open for walking and for leisure in general

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3027/01/003/SP7 (Table 6.1)/O Mr Nicholas Hook

Object

SP7 (Table 6.1)

Croham Hurst

Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Policies Map). Sanderstead Plantation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3068/01/002/SP7 (Table 6.1)/O	Laura Doughty	Object	SP7 (Table 6.1)	Specifically de-designation of Croham Hurst Woods to Metropolitan Open Land in policy SP7 of the strategic plan. Croham Hurst Woods have SSI status. How can they be de-designated?	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3077/01/004/SP7 (Table 6.1)/O	Mrs Clare Gardner	Object	SP7 (Table 6.1)	2.The de-designation of: •Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation; •Coombe Road Playing Fields as Green Belt, site reference 662; •Land at Shirley Oaks; •Rowdown Fields site reference 636 (New Addington does not need another secondary school) as the de-designation of these sites would not comply with Policy SP7.2 and protection of the green grid;	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3084/01/004/SP7 (Table 6.1)/O	Mrs Elaine Grant	Object	SP7 (Table 6.1)	•The de-designation of Croham Hurst as Green Belt despite being a biological Site of Special Scientific Interest and a Site of Metropolitan Importance for Nature Conservation would not comply with policy SP7.2 and protection of the green grid.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3089/01/004/SP7 (Table 6.1)/O Mr Paul Grant	Object	SP7 (Table 6.1) Croham Hurst	•The de-designation of Croham Hurst as Green Belt despite being a biological Site of Special Scientific Interest and a Site of Metropolitan Importance for Nature Conservation would not comply with policy SP7.2 and protection of the green grid.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3090/01/001/SP7 (Table 6.1)/O Mr Paul Gaines	Object	SP7 (Table 6.1) Croham Hurst	I send you this email to state my objections to your current plans to downgrade the status of Croham Hurst Woods.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3103/02/003/SP7 (Table 6.1)/O Mr Varsha Patel	Object	SP7 (Table 6.1) Croham Hurst	I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3125/01/002/SP7 (Table 6.1)/O Mr Kevin Hanley	Object	SP7 (Table 6.1) Croham Hurst	I am writing to voice my disapproval of parts of the November 2015 Local Plan for Croydon.  Of particular worry is the plan to take Green Belt status away from woodland in and around Croydon, and especially Croham Hurst wood. This area is an outstanding area of natural beauty and historical importance. It is very important to the community in and around South Croydon. Any plan in the future to build on this site more housing would be morally wrong.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3126/01/001/SP7 (Table 6.1)/O Mr Kevin Worrall	Object	SP7 (Table 6.1) Croham Hurst	I am very concerned about the proposals in Labours Local Plan to downgrade Croham Hurst Woods status from Greenbelt to Metropolitan Open Land.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3133/01/013/SP7 (Table 6.1)/O Carolyn Heath	Object	SP7 (Table 6.1) Croham Hurst	I would like to object to the de-designation of: •Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation •the above sites (in 1) as Metropolitan Open Land. This would not comply with Policy SP7.2 and the protection of the Green Belt.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3150/01/002/SP7 (Table 6.1)/O Felicity Taylor	Object	SP7 (Table 6.1) Croham Hurst	I am writing to object to proposals in your new 'local plan' document which is currently under consultation. Policy DM44.2 - I want to object to the de-designation of Croham Hurst Woods and Sanderstead Plantation. I live only a couple of roads away from Croham Hurst Woods. We walk in there almost every week. We must give this land the best protection possible and that means keeping it green belt. Please reconsider this decision the green spaces for our children and future generations are in your hands. Please don't throw away our green spaces. In order to make Croydon a great place to live we need places to walk in, play in and enjoy.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3152/01/001/SP7 (Table 6.1)/O Giselle Stacey	Object	SP7 (Table 6.1) Croham Hurst	I am writing to strongly object to Croham Hurst losing their green belt status. Any future building should take place on brownfield sites. I support & agree with my local MP Chris Phip & his recent objections raised to these & other local matters.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3164/01/005/SP7 (Table 6.1)/O Jenny White	Object	SP7 (Table 6.1) Croham Hurst	I object strongly to all these plans for downgrading.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3199/01/002/SP7 (Table 6.1)/O Sheila Wicks

Object

SP7 (Table 6.1)

Croham Hurst

I object to all these down grades. They should all stay the same as they are. Croham Hurst Woods should not be de-designated from Green Belt to Metropolitan open land in policy SP7 of the strategic Plan (p55 on policy map ).

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3225/01/008/SP7 (Table 6.1)/O Sandra Dudman

Object

Soundness - Justified

SP7 (Table 6.1)

Croham Hurst

7) DM44.2 Table 11.17 site 662 p179 Coombe Playing Fields, Croham Playing Fields and Croham Hurst should remain Green Belt and not be downgraded to Metropolitan Open Land which could then be used for development, our green belt is precious and we should protect it.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

Object	Soundness - Justified	SP7 (Table 6.1)  Croham Hurst	<p>I wish to register my strong objection ( via daughters email ) on the proposed Loss of Green Belt proposals which will have a detrimental effect on the residential amenity of the neighbourhoods around Sanderstead Plantation, Croham Hurst Woods and Coombe Playing Fields</p> <p>I strongly object to Croydon Council's proposals to change the status of Sanderstead Plantation from Metropolitan Green Belt to Local Green Space, Croham Hurst Woods de designated from Green Belt to Metropolitan Open Land, and Coombe Playing Fields being proposed for development.</p> <p>The current designation of Sanderstead Plantation and Croham Hurst Woods sites provides the protection the sites need from unwanted development and there are no benefits to residents in changing the designation. The proposals will destroy the character of the areas which need to be preserved.</p> <p>Other objections:</p> <ul style="list-style-type: none"> <li>• Adverse effect on the residential amenity of neighbours, by reason of noise, disturbance, overlooking, loss of privacy, wildlife, overshadowing, etc.</li> <li>• Unacceptably high density / overdevelopment of Coombe Playing Fields site, especially as it involves loss of the open aspect of the neighbourhoods</li> <li>• Visual impact of the sites and surrounding neighborhoods and a detrimental effect on the character of our</li> <li>• As the local plan sets out what the Council will allow to be built over next 20 years , all a planning application on Sanderstead Plantation or Croham Hurst Woods need to do is be consistent with the local plan to be passed thus ruining these sites and the neighborhood amenities forever</li> <li>• Increased density of the population of these sites including overcrowding which is also a health and safety concern</li> <li>• The detrimental effects change of land status of Sanderstead Plantation and Coombe Hurst Woods and the proposed development of Coombe Playing Fields on the character of the neighbourhood. Coombe Hurst Woods is a mature wood with beech and oak trees which will be under threat eg less trees, increase in noise, litter</li> <li>• Design (including bulk and massing, detailing and materials, if these form part of the application)</li> </ul>	No change	<p>Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.</p>
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			<ul style="list-style-type: none"> <li>• The proposed development of Coombe Playing Fields would be over-bearing, out-of-scale or out of character in terms of its appearance compared with existing vicinity</li> <li>• The loss of existing views from neighbouring properties would adversely affect the residential amenity of neighbouring owners</li> </ul>			
3260/01/007/SP7 (Table 6.1)/O	Wayne Starr	Object	SP7 (Table 6.1) Croham Hurst	Also the downgrading of greenbelt sites at Coombe Playing Fields, Croham Hurst and Sanderstead Plantation should not be considered an option. These areas should be preserved and fought for not downgraded.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3264/01/003/SP7 (Table 6.1)/O	Mr Brian Watkins	Object	SP7 (Table 6.1) Croham Hurst	I object to the de-designation of: Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation as the de-designation would not comply with Policy SP7.2 and protection of the green grid.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3269/01/005/SP7 (Table 6.1)/C	Mr Matthew Searles		SP7 (Table 6.1) Croham Hurst	2. The de-designation of:  Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation;  Coombe Road Playing Fields as Green Belt, site reference 662;  as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid;	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.



3275/01/010/SP7 (Table 6.1)/O Suzanne Connor	Object	SP7 (Table 6.1) Croham Hurst	With reference to the Local Plan which has been proposed, please note my objection to the following policies: >> Loss of Green Belt – (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation > >	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3277/01/006/SP7 (Table 6.1)/O Mr Terrence McCarthy	Object	SP7 (Table 6.1) Croham Hurst	I object to the de-designation of Croham Hurst as green belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation as the de-designation of the site would not comply with Policy SP7.2 and protection of the green grid.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3312/01/008/SP7 (Table 6.1)/O Mr Richard Brandwood	Object	SP7 (Table 6.1) Croham Hurst	Loss of Green Belt (2) Croham Hurst - The status of this site should remain the same - and not be changed.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3316/01/008/SP7 (Table 6.1)/O Mr David Dudman

Object  
Soundness - Justified  
SP7 (Table 6.1)  
Croham Hurst

7) DM44.2 Table 11.17 site 662 p179  
Coombe Playing Fields, Croham  
Playing Fields and Croham Hurst  
should remain Green Belt and not be  
downgraded to Metropolitan Open  
Land which could then be used for  
development, our green belt is  
precious and we should protect it.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3339/01/002/SP7 (Table 6.1)/O Mr Keith Watt

Object  
SP7 (Table 6.1)  
Croham Hurst

The proposal to Croham Hurst Woods, which I live opposite to, is that they are being considered for a downgrade from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Policies Map). I would personally be devastated to have this site - a site of special scientific interest, with an ancient Bronze Age round barrow, also the site of Croydon Parish - downgraded from Green Belt, particularly if this means that properties are likely to be developed on this land in the future. Again, I walk my dog in these woods on a daily basis, as do countless other local residents. We are so fortunate to have these woods within the borough and value them as "lungs", providing valuable oxygen to the polluted air of Croydon.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3347/01/002/SP7 (Table 6.1)/O Mr Richard Veldeman

Object  
SP7 (Table 6.1)  
Croham Hurst

Croham Hurst Woods to be de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Polices Map). Loss of a quiet and beautiful space with historical interest. Building on this area would completely change the environment.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3349/01/006/SP7 (Table 6.1)/C Mr Richard Jeffries	Comment	SP7 (Table 6.1)	I am writing to object to The de-designation of : Croham Hurst and Coombe Road Playing Fields as Green Belt.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3357/01/001/SP7 (Table 6.1)/O Joy Gadsby	Object	SP7 (Table 6.1)	I am very much opposed to the downgrading of Croham Hurst and Sanderstead Plantation from Green Belt to Metropolitan Open Land. Both these sites are of historical interest. Croham Hurst is shown on early 17th Century Maps and consequent maps and also has a Bronze Age archaeological site at its highest point. Sanderstead Plantation has been in existence at least from the latter half of the 18th Century and is a valuable conservation site for a wide range of biodiversity. Both sites should be protected as far as possible and are valuable to the well being of the public.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3361/01/001/SP7 (Table 6.1)/C Jovita Kaunang		SP7 (Table 6.1)	It was fully explained to me why the Council felt sites such as Croham Hurst SSSI no longer qualified for Greenbelt status and that the evaluation involved a statutory test according to six characteristics.  My enquiry therefore is to request the results of your statutory tests for the sites in Croydon you believe need de-designation from Greenbelt, as I would like to know how you came to this conclusion specifically.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3364/02/003/SP7 (Table 6.1)/O	Mr Amit Patel	Object	SP7 (Table 6.1)	I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3373/01/003/SP7 (Table 6.1)/O	Mrs Kim Vella <i>Croydon Council</i>	Object	SP7 (Table 6.1)	Loss of Green Belt – (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Polices Map). Sanderstead plantation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3389/01/003/SP7 (Table 6.1)/O	Mr A Young	Object	SP7 (Table 6.1)	The changes would change the character of our local area. There for I would like to object to the above policy changes.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3420/01/001/SP7 (Table 6.1)/O Mr & Mrs Tarran

Object

SP7 (Table 6.1)  
Croham Hurst

We wish to object to the downgrading of status of the following open spaces  
Coombe Playing Fields  
Croham Hurst  
Sanderstead Plantation  
Under NO circumstances should these open spaces be downgraded

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3430/01/012/SP7 (Table 6.1)/O Mr Donald Speakman

Object

Soundness - Justified

SP7 (Table 6.1)  
Croham Hurst

I object to the de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation. The fact that whilst this area is being de-designated an adjoining piece of land to the south of Croham Hurst is being added to the green belt, map GB-5 of the Policies Map, because it contributes to the physical structure of London is a total contradiction.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area. The extension will be designated as Metropolitan Open Land.

3444/01/003/SP7 (Table 6.1)/O Mrs E McRoberts	Object	SP7 (Table 6.1)	I understand that you are planing to change the current status of The plantation and Croham Woods and Coombe Playing Fields from Green belt to Metropolitan Open Land. I can only assume that this would allow these current open spaces to be built on in the future. If this is not the case, I cannot see why the current statuses would need to change. I am unable to understand why, as residents, we have not been told directly of your plan to change the status by Croydon Council. These spaces are key to this local community. We currently enjoy walking in the woods and teaching our children about nature and Eco systems. There is a wealth of wild life which habitat the woods, badgers, rabbits, dear and not to mention the different species of birds. Where would they go if the trees were cut down. Sanderstead is a lovely location because of the woods and open spaces, to build on this would be detrimental to the area and a mistake	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3447/01/001/SP7 (Table 6.1)/O Ms E Rispin	Object	SP7 (Table 6.1)	Please note my objection to the following development of land outlined in recent area plans. These open spaces are vital to the quality of life of the area. As someone whose family has been in Sanderstead for three generations I object as I would like to see my children have the same quality of life and access to open space as their parents, grandparents and great grandparents.  Loss of Green Belt Croham Hurst. The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Polices Map). I object to this downgrade.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3454/01/002/SP7 (Table 6.1)/O Me E Hook	Object	SP7 (Table 6.1)	The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2 Table 11.17, site 662 (pg179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Policies Map). Sanderstead Plantation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3463/01/007/SP7 (Table 6.1)/O	Ms F Wood	Object	SP7 (Table 6.1)	PLEASE do not destroy Croham Woods just because of overcrowding.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.	
3463/01/001/SP7 (Table 6.1)/O	Ms F Wood	Object	SP7 (Table 6.1)	I do NOT want to allow Greenbelt areas to be build on near or on Croham Hurst woods or in any areas in Croydon's greenbelt areas. These areas were protected for the future generations to have access to nature.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.	
3474/01/014/SP7 (Table 6.1)/O	Mr Dennis King <i>Sanderstead Residents' Associatio</i>	Object	Soundness - Justified	SP7 (Table 6.1)	Croham Hurst The history of the Hurst goes back some 5000 years, its hill and woodland provide much of Croydons pre history. The Hurst is linked to the land of Croham Golf course and therefore not as suggested by a Croydon Labour Councillor completely surrounded by housing. There can be no reason for the proposed change	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3477/01/002/SP7 (Table Mr Derek Smith  
6.1)/O

Object

SP7 (Table 6.1)

Croham Hurst

We are horrified and strongly object to learn recently that Croydon Council has proposals for the re-designation of a number of open areas (public playing fields and woodland) in the Selsdon/Sanderstead, South Croydon area. The purpose of the proposed re-designation is clear to everyone that is to say, new development at some point in time. We recognise the need to increase housing stock, however, the need for adequate public amenities increases with development, and finding the space to provide these becomes increasing more difficult. We should not try solving one problem only to create a more serious one. When public green spaces are no longer available it will become impossible to remove developments to create such spaces. We should therefore treasure the few public open spaces that exist, and not see them as opportunities for development when there are opportunities still existing in brown field sites. It should be kept in mind that the creation of mature woodland etc. would typically take 50 or more years. South Croydon does not have an abundance of such areas, therefore, we need to think seriously when considering changes to any public spaces especially woodland.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3495/01/005/SP7 (Table Mr Ian Harris  
6.1)/O

Object

SP7 (Table 6.1)

Croham Hurst

I am writing to object to The de-designation of : Croham Hurst and Coombe Road Playing Fields as Green Belt.

I understand the ambition to achieve city status and the need to build more housing, more schools and bigger and better buildings. However, I think that in its planning, Croydon needs to remember the importance of our ever decreasing green spaces. All of the people of Croydon (and beyond) benefit from these areas- not just the local residents. People in these high rise homes- even luxury penthouses- need outdoor space to escape to for their wellbeing. Roof gardens are not sufficient compensation for the lack of real green spaces where badgers dwell, oak trees grow, etc. People need open spaces to explore, run, contemplate, etc. It does not make for a healthy society to deny hundreds and thousands of people this right. Any kind of construction on these precious areas- whether it be traveller dwellings or blocks of flats- is not conducive to healthy living and therefore a healthy society.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.



3518/01/001/SP7 (Table 6.1)/O Mrs Joesphine Gable	Object	SP7 (Table 6.1)	Croham Hurst is part of a Heritage site and again, I fail to understand the intentions unless there is a hidden agenda. I believe that this de-designation would have a major negative impact on the character of our neighbourhood and would ask you to re-consider this action or further guarantee that these changes will be held for a minimum of 100 years from implementation.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3552/01/004/SP7 (Table 6.1)/O Miss Lisa K Hall	Object	SP7 (Table 6.1)	I write to object to: <ul style="list-style-type: none"> <li>•The de-designation of the following sites as green belt on the basis that this would not comply with Policy SP7.2 and protection of the green grid. In addition, Croham Hurst is a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and I believe its green belt status should remain to protect it for future generations</li> <li>oCroham Hurst</li> <li>oCoombe Road Playing Fields, site reference 662</li> </ul>	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3561/01/009/SP7 (Table 6.1)/O Linda Hione	Object	SP7 (Table 6.1)	Loss of Green Belt – (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Policies Map). Sanderstead plantation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades. There is no reason to make any changes as these lands need to be protected.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3562/01/002/SP7 (Table 6.1)/O Mr Michael Steer	Object	SP7 (Table 6.1) Croham Hurst	Policy SP7 Loss of Green Belt - (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation  Due to the importance of these spaces to local residents and the community I object to all of these proposed downgrades to change the above listed sites from Metropolitan Green Belt to Local Green Space.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3570/01/007/SP7 (Table 6.1)/O Mr & Mrs Adams	Object	SP7 (Table 6.1) Croham Hurst	These sites should all remain as Green Belt and should not be downgraded. Croham Hurst in particular is a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation. We believe all these plans will devastate our green spaces, and will have a very damaging impact to the character of the local area, and we object strongly.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3592/01/007/SP7 (Table 6.1)/O Nicola Shipp	Object	SP7 (Table 6.1) Croham Hurst	As a resident of Croydon all my life, I wish to register my opposition to the following "plans".... – The change of status for Coombe Playing Fields, Croham Hurst Woods and Sanderstead Plantation is of great concern. Homes must not be built on these site as the whole area would suffer by additional traffic and the already growing strain to services. Not to mention, spoiling lovely open spaces.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3594/01/006/SP7 (Table Mr Malcom Saunders  
6.1)/C

SP7 (Table 6.1)

No change

Croham Hurst

object to the proposed loss of Green Belt status for  
(1) Coombe Playing Fields - (site ref 662) and object to the proposal for development in Policy DM44.2 Table 11.17  
(2) Croham Hurst - this is a biological Site of Special Scientific Interest and a Site of Metropolitan Importance for Nature Conservation  
(3) Sanderstead Plantation  
The de-designation of these sites would not comply with Policy SP7.2 and protection of the green grid.

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3699/01/012/SP7 (Table Cllr J Cummings  
6.1)/O

Object

Soundness -  
Justified

SP7 (Table 6.1)

No change

Croham Hurst

I object to the de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation. The fact that whilst this area is being de-designated an adjoining piece of land to the south of Croham Hurst is being added to the green belt, map GB-5 of the Policies Map, because it contributes to the physical structure of London is a total contradiction.

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area. The extension will be designated as Metropolitan Open Land.

3703/01/003/SP7 (Table Ms J Harris  
6.1)/O

Object

SP7 (Table 6.1)

No change

Croham Hurst

Please record my whole-hearted objection to Policy No. SP7 of the strategic plan - the change of status for Sanderstead Plantation & others from Green Belt to Metropolitan Open Land.  
I am opposed to any change in designation of status of these green belt areas.  
'Plots' for new homes should be prioritised on existing brownfield sites.

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3707/01/003/SP7 (Table Ms J MacEvoy  
6.1)/O

Object

SP7 (Table 6.1)

Croham Hurst

I believe that this de-designation would have a major negative impact on the character of our neighbourhood and would ask you to re-consider this action.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3708/01/010/SP7 (Table Mrs J McDonald  
6.1)/O

Object

SP7 (Table 6.1)

Croham Hurst

Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Policies Map). I object to all these downgrades.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3712/01/002/SP7 (Table Mr Nick Peiris  
6.1)/O

Object

SP7 (Table 6.1)

Croham Hurst

I strongly oppose the destruction of any designated "Green Belt" land within our Borough. De-classifying such designated sites is certainly not the answer! A BIG "NO" to DOWNGRADING of existing Green Belt land including 1. Croham Hurst 2. Sanderstead Plantation 3. Coombe Playing Fields 4. Conduit Lane.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3734/01/008/SP7 (Table Mr & Mrs Mott  
6.1)/O

Object

SP7 (Table 6.1)  
Croham Hurst

I object to this site allocation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

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Object	Soundness - Justified	SP7 (Table 6.1)  Croham Hurst	<p>I have lived in Sanderstead for nearly 30 years and wish to register my strong objection on the proposals which I believe will have an adverse effect on the sits and residential amenity of the neighbourhoods around Sanderstead Plantation, Croham Hurst Woods and Coombe Playing Fields</p> <p>I strongly object to Croydon Council's proposals to change the status of Sanderstead Plantation from Metropolitan Green Belt to Local Green Space, Croham Hurst Woods de designated from Green Belt to Metropolitan Open Land, and Coombe Playing Fields being proposed for development.</p> <p>The current designation of Sanderstead Plantation and Croham Hurst Woods sites provides the protection the sites need from unwanted development and there are no benefits to residents in changing the designation. If the proposals for the Coombe Playing Fields are passed Croydon will LOSE one of the few areas of natural beauty. There will be fewer places to go for family walks, fewer oak and beech trees which will have an adverse effect on the health and well being of local residents potentially resulting in detrimental effects of mental health ultimately putting a strain on Croydon Council's Social Service and local NHS.</p> <ul style="list-style-type: none"> <li>•Adverse effect on the residential amenity of neighbours, by reason of noise, disturbance, overlooking, loss of privacy, wildlife, overshadowing, etc.</li> <li>• Unacceptably high density / overdevelopment of Coombe Playing Fields site, especially as it involves loss of the open aspect of the neighbourhoods</li> <li>• Visual impact of the sites and surrounding neighborhoods and a detrimental effect on the character of our</li> <li>• As the local plan sets out what the Council will allow to be built over next 20 years , all a planning application on Sanderstead Plantation or Croham Hurst Woods need to do is be consistent with the local plan to be passed thus ruining these sites and the neighborhood amenities forever</li> <li>• Increased Density of the population of these sites including overcrowding which is also a health and safety concern</li> <li>• The detrimental effects change of land status of Sanderstead Plantation and Coombe Hurst Woods and the proposed development of Coombe</li> </ul>	No change	<p>Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.</p>
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Playing Fields on the character of the neighbourhood. Coombe Hurst Woods is a mature wood with beech and oak trees which will be under threat eg less trees, increase in noise, litter

- Design (including bulk and massing, detailing and materials, if these form part of the application)
- The proposed development of Coombe Playing Fields would be over-bearing, out-of-scale or out of character in terms of its appearance compared with existing vicinity
- The loss of existing views from neighbouring properties would adversely affect the residential amenity of neighbouring owners

3767/01/002/SP7 (Table 6.1)/O Mr K Dawson

Object

Soundness - Justified

SP7 (Table 6.1)  
Croham Hurst

I have had the opportunity to read the proposals in the recently published Local Plan for Croydon and am submitting my views by the 18 December 2015 deadline.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

I also object to the down-grading of Green Belt land to Metropolitan Open Land in Policy SP7 of the Strategic Plan as the protections in place against developing these areas are likely to be compromised, specifically Croham Hurst and Sanderstead Plantation.

There are plenty of 'Brown field' sites where much needed 'affordable' residential development can take place, although of course it is more expensive to do this and therefore economically desirable for developers and construction companies!

However, it is the responsibility of national and local government to ensure that Brown field sites should be the primary focus, and prevent more green spaces in urban areas disappearing.

3770/01/003/SP7 (Table 6.1)/O Mr Malcom Mackenzie

Object

SP7 (Table 6.1)  
Croham Hurst

We wish to raise objections to a number of the proposals in the draft document which, we feel, will affect the south part of the Borough in particular, but will also make the whole Borough less attractive in which to live. Of particular concern are any proposals which will reduce the "Green Belt" status of an area, such as Croham Hurst Woods (Policy SP7 of the strategic plan).

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3773/01/002/SP7 (Table Mr & Mrs Richardson  
6.1)/O

Object

SP7 (Table 6.1)  
Croham Hurst

We are told that the Croydon Local Plan affects both Croham Hurst and Coombe Lodge Nurseries and Playing Fields.

No change

Details about this site can be found in the Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies - Partial Review (Preferred and Alternative Options) and the Croydon local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) in Policy SP7:Green Grid on page 53 .

Croham Hurst. We are told that there is a plan to de-designate Croham Hurst as Green Belt Land. We cannot ourselves find this proposal anywhere. We have the following representations.

(1) As residents of Hurst View Road, for reasons which should be obvious from the name, we feel we should have been informed of such a significant proposal and should not have been left to find out about it second hand and at the last moment. Such an important proposal should also have been highlighted clearly in the Local Plan - we cannot find it.

(2) We can see no justification for de-designating Croham Hurst as Green Belt Land - it is a vital amenity, a site of special scientific interest and a site of metropolitan importance for nature conservation. A great deal of work has gone into its conservation in recent years.

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3778/01/004/SP7 (Table Mr & Mrs Wakelam  
6.1)/O

Object

SP7 (Table 6.1)  
Croham Hurst

We also object to the proposed de-designation of Croham Hurst as Green Belt. This is a biological Site of Special Scientific Interest (SSSI) and a site of Metropolitan Importance for Nature Conservation and should be preserved as such.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.



3782/01/003/SP7 (Table 6.1)/O Mr David Reid	Object	SP7 (Table 6.1) Croham Hurst	The de-designation of: Croham Hurst as Green Belt, (Policy SP7), despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation; and as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid;	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3784/01/005/SP7 (Table 6.1)/O Jennifer Aarons	Object	SP7 (Table 6.1) Croham Hurst	I am writing to object to the de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation. The de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3795/01/010/SP7 (Table 6.1)/O Mr Tony Connor	Object	SP7 (Table 6.1) Croham Hurst	With reference to the Local Plan which has been proposed, please note my objection to the following policies Loss of Green Belt (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3796/01/011/SP7 (Table 6.1)/O	Mr Tony Sales	Object	SP7 (Table 6.1) Croham Hurst	I am emailing to record my objection to the following policies within the 'Local Plan'.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3800/01/003/SP7 (Table 6.1)/O	Ann Nussey	Object	SP7 (Table 6.1) Croham Hurst	Loss of Green Belt (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Polices Map). Sanderstead planation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3804/01/005/SP7 (Table 6.1)/O	Cllr L Hale <i>London Borough of Croydon</i>	Object	SP7 (Table 6.1) Croham Hurst	I object to the de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation. The fact that whilst this area is being de-designated an adjoining piece of land to the south of Croham Hurst is being added to the green belt, map GB-5 of the Policies Map, because it contributes to the physical structure of London is a total contradiction.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3808/01/004/SP7 (Table Mrs Heather Harris  
6.1)/C

SP7 (Table 6.1)

No change

Croham Hurst

I am writing to object to:

Object to The de-designation of:

Croham Hurst and Sanderstead  
Plantation from Green Belt to  
Metropolitan Open Land in Policy  
SP7 of the Strategic Plan (p55 of  
Policies Map), despite the former  
being a biological Site of Special  
Scientific Interest (SSSI) and a Site  
of Metropolitan Importance for Nature  
Conservation;

Croham Hurst is an  
important open space that  
requires the same level of  
protection that its existing  
Green Belt designation  
affords it. As it surrounded  
on all sides by built up area  
it is incorrectly designated  
as Green Belt (which should  
by definition surround a built  
up area or provide a buffer  
between it and the next built  
up area, so it will be re-  
designated as Metropolitan  
Open Land which provides  
an identical level of  
protection but is a more  
appropriate designation for  
this area.

3812/01/008/SP7 (Table Mr Peter Spragg  
6.1)/O

Object

SP7 (Table 6.1)

No change

Croham Hurst

Loss of Green Belt '(1) Coombe  
Playing Fields, (2) Croham Hurst, (3)  
Sanderstead Plantation. The  
Coombe Playing Fields, currently  
Green Belt, are being proposed for  
development in Policy DM44.2, Table  
11.17, site 662 (p179). The site  
should remain as green belt. Croham  
Hurst Woods are being de-  
designated from Green Belt to  
Metropolitan Open Land in Policy  
SP7 of the Strategic Plan (p55 of  
Policies Map). Sanderstead plantation  
is also being downgraded from Green  
Belt to Metropolitan Open Land. I  
object to all these downgrades.

Croham Hurst is an  
important open space that  
requires the same level of  
protection that its existing  
Green Belt designation  
affords it. As it surrounded  
on all sides by built up area  
it is incorrectly designated  
as Green Belt (which should  
by definition surround a built  
up area or provide a buffer  
between it and the next built  
up area, so it will be re-  
designated as Metropolitan  
Open Land which provides  
an identical level of  
protection but is a more  
appropriate designation for  
this area.

3813/01/007/SP7 (Table Mr Brandon Hannan  
6.1)/O

Object

SP7 (Table 6.1)

No change

Croham Hurst

The Coombe Playing Fields, currently  
Green Belt, are being proposed for  
development in Policy DM44.2, Table  
11.17, site 662 (p179). The site  
should remain as green belt. Croham  
Hurst Woods are being de-  
designated from Green Belt to  
Metropolitan Open Land in Policy  
SP7 of the Strategic Plan (p55 of  
Policies Map). Sanderstead planation  
is also being downgraded from Green  
Belt to Metropolitan Open Land. I  
object to all these downgrades.

Croham Hurst is an  
important open space that  
requires the same level of  
protection that its existing  
Green Belt designation  
affords it. As it surrounded  
on all sides by built up area  
it is incorrectly designated  
as Green Belt (which should  
by definition surround a built  
up area or provide a buffer  
between it and the next built  
up area, so it will be re-  
designated as Metropolitan  
Open Land which provides  
an identical level of  
protection but is a more  
appropriate designation for  
this area.

3814/01/009/SP7 (Table 6.1)/O Mr Jon Adams	Object	SP7 (Table 6.1) Croham Hurst	I also object to the proposal that Croham Hurst Woods being downgraded from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Polices Map).	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3821/01/003/SP7 (Table 6.1)/O Mr Richard Kellaway	Object	SP7 (Table 6.1) Croham Hurst	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3824/01/003/SP7 (Table 6.1)/O Mr Stephen Lambert	Object	SP7 (Table 6.1) Croham Hurst	I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3829/01/006/SP7 (Table 6.1)/O Dr L Bowen-Long	Object	Soundness - Justified	SP7 (Table 6.1) Croham Hurst	Loss of Green Belt & Playing Fields – the proposal to alter land use categories for Coombe Playing Fields, Croham Hurst and Sanderstead Plantation are unnecessary and undesirable down-gradings of land areas which help to maintain Croydon Borough as more than just a concrete jungle. There should be balance between the locations of urban sprawl and natural green areas which the local residents can enjoy. Do not progress further with such changes of classification.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3837/01/005/SP7 (Table 6.1)/O Mr & Mrs Hooper	Object		SP7 (Table 6.1) Croham Hurst	I also oppose the redesignation of Croham Hurst Woods and Sanderstead plantation. This is quite contrary to the national aim to improve sporting facilities.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3838/01/003/SP7 (Table 6.1)/O Mr & Mrs Sharman	Object		SP7 (Table 6.1) Croham Hurst	We wish to object to the redesignation of Croham Hurst and Sanderstead Plantation Policy policy SP7 from green belt to metropolitan open land	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3838/01/004/SP7 (Table Mr & Mrs Sharman  
6.1)/C

SP7 (Table 6.1)

Croham Hurst

Dear Sir,  
We wish to object to the  
redesignation of Croham Hurst and  
Sanderstead Plantation Policy policy  
SP7 from green belt to metropolitan  
open land.

No change

Croham Hurst is an  
important open space that  
requires the same level of  
protection that its existing  
Green Belt designation  
affords it. As it surrounded  
on all sides by built up area  
it is incorrectly designated  
as Green Belt (which should  
by definition surround a built  
up area or provide a buffer  
between it and the next built  
up area, so it will be re-  
designated as Metropolitan  
Open Land which provides  
an identical level of  
protection but is a more  
appropriate designation for  
this area.

3846/02/001/SP7 (Table Cllr M Gatland  
6.1)/O

Object

Soundness -  
Justified

SP7 (Table 6.1)

Croham Hurst

As Chair of FRIENDS OF CROHAM  
HURST WOODS I object to the  
proposal to de designate Croham  
Hurst woods from greenbelt to  
Metropolitan Open Land  
It does not comply with policy SP7.2  
or the protection of the green grid  
It is SSSI and a site of nature  
conservation  
To de designate such an important  
site in in Croydon simply because it  
is not connected to other greenbelt  
sends out an appalling message  
about the lack of importance of  
conservation of our green spaces in  
the borough of Croydon

No change

Croham Hurst is an  
important open space that  
requires the same level of  
protection that its existing  
Green Belt designation  
affords it. As it surrounded  
on all sides by built up area  
it is incorrectly designated  
as Green Belt (which should  
by definition surround a built  
up area or provide a buffer  
between it and the next built  
up area, so it will be re-  
designated as Metropolitan  
Open Land which provides  
an identical level of  
protection but is a more  
appropriate designation for  
this area.

3846/01/003/SP7 (Table Cllr M Gatland  
6.1)/O

Object

Soundness -  
Justified

SP7 (Table 6.1)

Croham Hurst

I wish to object to the following  
The de designation from Greenbelt of  
Croham Hurst Woods  
Coombe rd Playing Fields  
Sanderstead Plantation  
Does not comply with SP7.2 and the  
protection of the green grid

No change

Croham Hurst is an  
important open space that  
requires the same level of  
protection that its existing  
Green Belt designation  
affords it. As it surrounded  
on all sides by built up area  
it is incorrectly designated  
as Green Belt (which should  
by definition surround a built  
up area or provide a buffer  
between it and the next built  
up area, so it will be re-  
designated as Metropolitan  
Open Land which provides  
an identical level of  
protection but is a more  
appropriate designation for  
this area.

3848/01/002/SP7 (Table Mrs Linda Etheridge  
6.1)/O

Object

SP7 (Table 6.1)

Croham Hurst

It would be extremely detrimental to the local area and in particular detrimental to the environment should the area of Coombe Playing Fields, Croham Hurst and the Sanderstead Plantation be subject to becoming 'a local Green Space' which could then be subject to the possibility of being sold for development by the council. As a resident of Sanderstead I am shocked to learn that these changes are being considered. Your negotiations are being considered at a very busy time of the year when most people do not have time to object. Moreover the preservation of 'open spaces' for our children of the future as well as to stop the flow of climate change should be protected from the decision of the council and the builder! It is beyond reason to consider changing three areas in the south of the borough. One can only imagine that the council intends to create an area similar to the concrete spaces of central Croydon. Moreover I am appalled by these proposals and the attitude of town hall councils who lack any consideration of or for the community of South Croydon. Therefore the loss of green belt (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation must not go ahead as proposed.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3851/01/001/SP7 (Table Mr Mike Etheridge  
6.1)/O

Object

SP7 (Table 6.1)

Croham Hurst

Re-designation of Coombe Playing Fields, Croham Hurst Woods, and Sanderstead Plantation from 'Green Belt' to 'Metropolitan Open Land'. I hereby register my objection to the proposals and consider that any development of these areas would be detrimental to the local environments and associated wildlife.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3852/01/004/SP7 (Table Mr M Mulderry  
6.1)/O

Object

SP7 (Table 6.1)  
Croham Hurst

I object to this site allocation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3855/01/003/SP7 (Table Mrs Gill Willis  
6.1)/O

Object

SP7 (Table 6.1)  
Croham Hurst

These should remain as Green Belt. The whole nature of the area will be destroyed if they are not protected in this way

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3861/01/006/SP7 (Table Mr Neil Walker  
6.1)/O

Object

SP7 (Table 6.1)  
Croham Hurst

It is not appropriate to downgrade these sites from Green Belt to Metropolitan Open Land.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.



3862/01/002/SP7 (Table 6.1)/O Mr M Blount

Object

Soundness - Justified

SP7 (Table 6.1)

Croham Hurst

I have considered details of the proposed Croydon Local Plan and have the following objections on the basis that they will:  
detract from the local areas,  
dramatically change the local areas,  
dramatically change the character of local areas,  
have a significant adverse effect on an already overloaded infrastructure, including roads, public transport, public open space, environment and emergency, health and support services.

2. I object to any proposed re-designation of Green Belt and MOL.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3865/01/002/SP7 (Table 6.1)/O Ms M Kaczanowski

Object

SP7 (Table 6.1)

Croham Hurst

Below is a list of our objections:

1. Policy DM 44.2 - SP7 - Downgrade of Croham Hurst to Metropolitan Open Land - we strongly object. This is a historic site of a special archeological interest and should be protected at any cost. The woodland is at heart of the local community and change of classification may threaten its existence in the future. This will lead to change of character of the area. We are shocked by the proposal that ignores the environmental impact of such a downgrade.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3868/01/003/SP7 (Table 6.1)/O Angi Pyart

Object

SP7 (Table 6.1)

Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3871/01/003/SP7 (Table Helen Peskett  
6.1)/O

Object

SP7 (Table 6.1)  
Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3877/01/005/SP7 (Table Mrs Robin Ward  
6.1)/O

Object

SP7 (Table 6.1)  
Croham Hurst

I object to the de-designation of:  
Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation;

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3878/01/003/SP7 (Table Imran Mahmood  
6.1)/O

Object

SP7 (Table 6.1)  
Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3880/01/003/SP7 (Table 6.1)/O Emma Bean	Object	Soundness - Justified	SP7 (Table 6.1)  Croham Hurst	I am writing to object to:  2.The de-designation of:  Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation;  Coombe Road Playing Fields as Green Belt, site reference 662;  as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid;	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3881/01/005/SP7 (Table 6.1)/O Mrs Julia White	Object		SP7 (Table 6.1)  Croham Hurst	I object to the de-designation of:  Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation;	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3882/01/003/SP7 (Table 6.1)/O Wendy Moulton	Object		SP7 (Table 6.1)  Croham Hurst	I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation, because the de-designation of this site would not comply with Policy SP7.2 and the protection of the Green Belt.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3890/01/003/SP7 (Table 6.1)/O Kathy Coughlan	Object	Soundness - Justified	SP7 (Table 6.1) Croham Hurst	2. The de-designation of: Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation; Coombe Road Playir Fields as Green Belt, site reference 662; as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid;	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3896/01/014/SP7 (Table 6.1)/O Mr M Veldeman	Object		SP7 (Table 6.1) Croham Hurst	Downgrading of any green spaces is again unacceptable. Our green spaces are valuable for people, the environment and wild life. It is becoming more relevant these days, not a luxury but a necessity and downgrading it is a slippery slope to losing it. Maybe this is the intention.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3897/01/004/SP7 (Table 6.1)/O Cllr M Neal	Object		SP7 (Table 6.1) Croham Hurst	I object to the de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation. The fact that whilst this area is being de-designated an adjoining piece of land to the south of Croham Hurst is being added to the green belt, map GB-5 of the Policies Map, because it contributes to the physical structure of London is a total contradiction.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3940/01/007/SP7 (Table 6.1)/O Shirley Shephard	Object	SP7 (Table 6.1)	The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Policies Map). Sanderstead plantation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.	
3944/01/004/SP7 (Table 6.1)/O Mr & Ms Gin Pang & D'Archambaud	Object	SP7 (Table 6.1)	Croham Hurst Woods being de-designated from green belt to open metropolitan open land in policy SP7 of the strategic plan (p55 of policies map)	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.	
3946/01/001/SP7 (Table 6.1)/O Mr & Mrs Burns	Object	Soundness - Justified	SP7 (Table 6.1)	We have been made aware that both Sanderstead Plantation along with Croham Hurst Woods are to be re-designated/ downgraded from Green Belt land to Metropolitan Open Land.  We strongly object to this action as it may mean in future years that they could be built on. It is important to retain our open spaces and the Green Belt .	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3960/01/007/SP7 (Table 6.1)/O Mrs R Jennings	Object	SP7 (Table 6.1)	loss of green belt - coombe playing fields, Croham Hurst, Sanderstead plantation should not be downgraded	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.	
3963/01/001/SP7 (Table 6.1)/O Mrs Yendall	Object	SP7 (Table 6.1)	Would like to support her local MP Chris Philp with his concerns regarding Loss of Green Belt - (1)Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation. She objects strongly to all these downgrades.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.	
3975/01/003/SP7 (Table 6.1)/O Niren & Archana Shah	Object	Soundness - Justified	SP7 (Table 6.1)	Object to the de-designation of Croham Hurst from Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) to a Site of Metropolitan Importance for Nature Conservation as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3978/02/002/SP7 (Table Ms S Ikpa  
6.1)/O

Object

Soundness -  
Justified

SP7 (Table 6.1)

Croham Hurst

I object to the de-designation of Croham Hurst from Green Belt, despite it being a Site of Special Scientific Interest and a Site of Metropolitan Importance for Nature Conservation. The de-designation would not comply with Policy SP7.2 and protection of the green grid.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3978/01/004/SP7 (Table Ms S Ikpa  
6.1)/O

Object

SP7 (Table 6.1)

Croham Hurst

the de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (5551) and a Site of Metropolitan Importance for Nature Conservation; Coombe Road Playing Fields as Green Belt, site reference 662; as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3980/01/002/SP7 (Table Mr & Mrs Connolly  
6.1)/O

Object

SP7 (Table 6.1)

Croham Hurst

We strongly object to the Council's proposals as set out in SP7 of its Strategic Plan to downgrade Sanderstead Plantation and Croham Hurst Woods from Green Belt to Metropolitan Open Land status and the consequent erosion of protection for these ancient and much appreciated local amenities.

Please remove these sites from the Plan.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

3998/01/005/SP7 (Table 6.1)/O Mr P Skuse	Object	SP7 (Table 6.1) Croham Hurst	I personally object to some of the proposals --- The Local Plan I also decry Croham Hurst Woods being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Polices Map) as this land is well-used and currently available to all. While other proposals for building seem more acceptable in the current heed for homes & housing.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
4014/01/006/SP7 (Table 6.1)/O Mr R Swatton	Object	SP7 (Table 6.1) Croham Hurst	Policy SP7.2 & DM 24 Table 9.2 I object to the change of designation for the "Land south of Croham Hurst" Why redefine this" Metropolitan Green Belt "as "Metropolitan Open Land" unless there are alternative future plans for this land? Logistically this land totally unsuitable for residential development and impractical, the installation of the required services would be a considerable burden to existing utilities. The infrastructure is also totally unsuitable for such consideration Change of use to this land could only be undertaken at considerable cost. Also as previously mentioned any change of use for this land, for residential purposes, in view of the current political structure of Croydon South implementation of such policy may be deemed as a route to gerrymandering" Any redevelopment would also have a significant impact on the local residents, many of whom have resided in this area for many years.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
4023/02/003/SP7 (Table 6.1)/O Ms S Amin	Object	SP7 (Table 6.1) Croham Hurst	I am writing to object to the de-designation of Croham Hurst as Green Belt, despite being a biological Site of Scientific Interest (SSI) and a Site of Metropolitan Importance for Nature Conservation. The de-designation of both sites would not comply with Policy SP7.2 nad protection of green grid.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.



4027/01/003/SP7 (Table 6.1)/O Debby Stanhope

Object

SP7 (Table 6.1)  
Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4028/01/003/SP7 (Table 6.1)/O Mrs S Dixon

Object

Soundness - Justified

SP7 (Table 6.1)  
Croham Hurst

Object to the de-designation of: Craham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation; Coombe Road Playing Fields as Green Belt, site reference 662; as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid;

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

Object	SP7 (Table 6.1)	<p>As a resident in the area, I am writing to object to, the use of the following locations as gypsy and traveller sites;</p> <p>a) Coombe Lodge Nurseries off Conduit Lane, site reference 661 b) Coombe Farm off Oaks Road, site reference 502</p> <p>as above sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7A and SP2.7B;</p>	No change	<p>Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.</p>
	Croham Hurst	<p>The de-designation of: Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a site of Metropolitan Importance for Nature Conservation; Coombe Road Playing Fields as Green Belt, site reference 662; as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid.</p> <p>These proposals are clearly harmful for the Green Belt and would have a negative impact on the environment and wildlife in Coombe Wood, Shirley Hills and Lloyd Park. It would create a precedent for further erosion of our valuable local amenity. Coombe Road and Coombe Lane are already very busy roads and one of the main arteries into the town centre. The additional traffic emanating from these two sites, without significant road improvements, would exacerbate the traffic congestion, not to mention the additional pressure on the already stretched local services such as schooling and general practitioners. The access roads to these proposed sites are clearly unsuitable for the larger vehicles that this community use as part of their livelihood and way of life. The junctions at Coombe Road, Oaks Road and Conduit Lane are already dangerous for vehicles and this area has the potential with this proposal to become a major accident black spot without significant very costly improvements to the local road network.</p>		

4034/01/004/SP7 (Table 6.1)/O Ms S Quay	Object	SP7 (Table 6.1) Croham Hurst	These precious sites should keep their green belt status.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
4050/01/006/SP7 (Table 6.1)/O Jenny White	Object	SP7 (Table 6.1) Croham Hurst	Loss of Green Belt Policy DM44.2 - Croham Hurst Woods should remain in Green Belt	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
4056/01/004/SP7 (Table 6.1)/O Mr & Mrs Ferguson	Object	SP7 (Table 6.1) Croham Hurst	We are writing to object to 2. the de-designation of; Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation; Coombe Road Playing Fields as Green Belt, site reference 662; because the de-designation of both sites would not comply with Policy SP7.2 and the protection of the Green Belt;	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4064/01/003/SP7 (Table 6.1)/O Mr Gregory Boyce	Object	SP7 (Table 6.1) Croham Hurst	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
4069/01/003/SP7 (Table 6.1)/O Dr Kenneth Lim	Object	SP7 (Table 6.1) Croham Hurst	I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
4070/01/005/SP7 (Table 6.1)/O Ann McEvaddy	Object	SP7 (Table 6.1) Croham Hurst	I object to the de-designation of: Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation;	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4072/01/003/SP7 (Table 6.1)/O Dr Abia Afsar-Siddiqui	Object	SP7 (Table 6.1) Croham Hurst	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
4073/01/003/SP7 (Table 6.1)/O Mr Graham Lyon	Object	SP7 (Table 6.1) Croham Hurst	I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
4079/01/004/SP7 (Table 6.1)/O Melissa Chu	Object	SP7 (Table 6.1) Croham Hurst	the de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (5551) and a Site of Metropolitan Importance for Nature Conservation; Coombe Road Playing Fields as Green Belt, site reference 662; as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4080/01/003/SP7 (Table Natwarial Patel  
6.1)/O

Object

SP7 (Table 6.1)  
Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4082/01/003/SP7 (Table Philip Jupp  
6.1)/O

Object

SP7 (Table 6.1)  
Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4106/01/004/SP7 (Table Mr T King  
6.1)/O

Object

SP7 (Table 6.1)  
Croham Hurst

We both strongly object to council plans as below  
Croham Hurst PolicyDM SP 7 and Sanderstead Plantation Again we understand it is proposed to de-designate both Croham Hurst and Sanderstead Plantation from Green Belt sites to Metropolitan Open Land - again we object to these proposals as they are on Green Belt land and it is inappropriate to develop as proposed

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4108/01/008/SP7 (Table 6.1)/O	The Chudasama Family	Object	Soundness - Justified	SP7 (Table 6.1) Croham Hurst	Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Policies Map). Sanderstead planation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
4114/01/002/SP7 (Table 6.1)/O	Mr & Mrs Kaczanowski	Object		SP7 (Table 6.1) Croham Hurst	Below is a list of our objections:  1. Policy DM 44.2 - SP7 - Downgrade of Croham Hurst to Metropolitan Open Land - we strongly object. This is a historic site of a special archeological interest and should be protected at any cost. The woodland is at heart of the local community and change of classification may threaten its existence in the future. This will lead to change of character of the area. We are shocked by the proposal that ignores the environmental impact of such a downgrade.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
4116/01/005/SP7 (Table 6.1)/O	Mr & Mrs Mitton	Object		SP7 (Table 6.1) Croham Hurst	I object to the de-designation of:  Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation;	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4117/01/005/SP7 (Table 6.1)/O Cllr S Brew	Object	SP7 (Table 6.1)	I object to the de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation. The fact that whilst this area is being de-designated an adjoining piece of land to the south of Croham Hurst is being added to the green belt, map GB-5 of the Policies Map, because it contributes to the physical structure of London is a total contradiction.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.	
4120/01/002/SP7 (Table 6.1)/O Mr Michael Atkins	Object	SP7 (Table 6.1)	The hugely important area of Croham Hurst appears to be de-designated from its status as 'Green Belt' - this despite the area being a biological Site of Special Scientific Interest (SSSI) with the maximum favourable grading, as well as a Site of Metropolitan Importance for Nature Conservation. In both the above cases it is an inappropriate proposal, and any lower classification is considered potentially worrying with the possible intention of making it easier to allow other uses and/or development. Furthermore, such de-designation would not comply with Policy SP7.2 and the protection of the 'Green Grid'.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.	
4125/01/012/SP7 (Table 6.1)/O Councillor M Fisher	Object	Soundness - Justified	SP7 (Table 6.1)	I object to the de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation. The fact that whilst this area is being de-designated an adjoining piece of land to the south of Croham Hurst is being added to the green belt, map GB-5 of the Policies Map, because it contributes to the physical structure of London is a total contradiction.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area. The extension will be designated as Metropolitan Open Land.



4138/02/011/SP7 (Table Ms S Rao  
6.1)/O

Object

SP7 (Table 6.1)

Croham Hurst

Object to the de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and site of Metropolitan Importance for Nature Conservation. This site would not comply with Policy SM7.2 and the protection for the Green Grid.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it is surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4139/02/003/SP7 (Table Mrs S Chandarana  
6.1)/O

Object

SP7 (Table 6.1)

Croham Hurst

Object to the de-designation of Croham Hurst as Green Belt despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance of Nature Conservation

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it is surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4139/01/003/SP7 (Table Mrs S Chandarana  
6.1)/O

Object

SP7 (Table 6.1)

Croham Hurst

Object to the de-designation of Croham Hurst as Green Belt despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance of Nature Conservation

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it is surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4141/02/003/SP7 (Table 6.1)/O Mrs S Deshpande	Object	Soundness - Justified	SP7 (Table 6.1) Croham Hurst	I am writing to object to:  2.The de-designation of:  •Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation  as the de-designation of the site would not comply with Policy SP7.2 and protection of the green grid.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
4153/01/003/SP7 (Table 6.1)/O Mr Gary Dean	Object		SP7 (Table 6.1) Croham Hurst	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
4154/01/003/SP7 (Table 6.1)/O Mr John Gibson	Object		SP7 (Table 6.1) Croham Hurst	I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4155/01/003/SP7 (Table 6.1)/O Mr John Male	Object	SP7 (Table 6.1) Croham Hurst	I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
4157/01/003/SP7 (Table 6.1)/O Mr Mark Walker	Object	SP7 (Table 6.1) Croham Hurst	I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
4161/01/004/SP7 (Table 6.1)/O Mr Trevor Watkins	Object	SP7 (Table 6.1) Croham Hurst	the de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (5551) and a Site of Metropolitan Importance for Nature Conservation; Coombe Road Playing Fields as Green Belt, site reference 662; as the de-designation of both sites would not comply with Policy 5P7.2 and protection of the green grid	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4168/01/003/SP7 (Table 6.1)/O Catherine Martin	Object	SP7 (Table 6.1) Croham Hurst	I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
4184/01/003/SP7 (Table 6.1)/O Krutika Patel	Object	SP7 (Table 6.1) Croham Hurst	I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
4186/01/003/SP7 (Table 6.1)/O LB King	Object	SP7 (Table 6.1) Croham Hurst	I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4188/01/003/SP7 (Table N K Shaikh  
6.1)/O

Object

SP7 (Table 6.1)  
  
Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4189/01/003/SP7 (Table Mr Roger Bolton  
6.1)/O

Object

SP7 (Table 6.1)  
  
Croham Hurst

The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4191/01/003/SP7 (Table S.R Patel  
6.1)/O

Object

SP7 (Table 6.1)  
  
Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4192/01/003/SP7 (Table 6.1)/O Mrs Annette Merry	Object	SP7 (Table 6.1) Croham Hurst	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
4193/01/005/SP7 (Table 6.1)/O Claire Green	Object	SP7 (Table 6.1) Croham Hurst	I object to the de-designation of:  Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation;	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
4199/01/003/SP7 (Table 6.1)/O Mr F Partovi	Object	SP7 (Table 6.1) Croham Hurst	I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4206/01/003/SP7 (Table Dr K Parke  
6.1)/O

Object

SP7 (Table 6.1)  
Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4211/01/003/SP7 (Table B Busa  
6.1)/O

Object

SP7 (Table 6.1)  
Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4212/01/003/SP7 (Table Bhavil Vyas  
6.1)/O

Object

SP7 (Table 6.1)  
Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4214/01/003/SP7 (Table Mr J Turvey  
6.1)/O

Object

SP7 (Table 6.1)

Croham Hurst

The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4228/01/004/SP7 (Table Sheila Newman  
6.1)/O

Object

SP7 (Table 6.1)

Croham Hurst

the de-designation of Chroham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (5551) and a Site of Metropolitan Importance for Nature Conservation; Coombe Road Playing Fields as Green Belt, site reference 662; as the de-designation of both sites would not comply with Policy 5P7.2 and protection of the green grid

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4237/01/003/SP7 (Table Jagdish Patel  
6.1)/O

Object

SP7 (Table 6.1)

Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.



4239/01/003/SP7 (Table Mr & Mrs Feast  
6.1)/O

Object	Soundness - Justified	SP7 (Table 6.1)  Croham Hurst	2. The de-designation of:  Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (6861) and a site of Metropolitan Importance for nature Conservation; Coombe Road Playing Fields as Green Belt, site reference 662; because the de-designation of both sites would not comply with Policy SP7.2 and the protection of Green Belt. Yet again Croydon should surely be encouraging schools to teach children conservation in all its forms and visits to these sites will have a greater impact on a child's learning than sitting in a class room being taught theory, not practical experience. Croydon School children have a great advantage of having these truly natural sites on their doorstep unlike some Inner London schools, And teaching can be done by parents as well as teachers taking their children at weekends. It will be sad for future generations of Croydon children to be classed in an Inner London School with only a park and no natural areas for children to learn about the world around them. We received the benefits from past generations of Croydon residents, so we should not be destroying it for future generations.	No change
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Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4254/01/003/SP7 (Table Mr A Dawe  
6.1)/O

Object		SP7 (Table 6.1)  Croham Hurst	I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.	No change
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Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4257/01/003/SP7 (Table Mr A Rulkalai  
6.1)/O

Object

SP7 (Table 6.1)  
  
Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4261/01/003/SP7 (Table Mr B Pope  
6.1)/O

Object

SP7 (Table 6.1)  
  
Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4265/01/003/SP7 (Table Mr D Anderson  
6.1)/O

Object

SP7 (Table 6.1)  
  
Croham Hurst

The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4266/01/003/SP7 (Table 6.1)/O Mr D Bigglestone	Object	SP7 (Table 6.1)	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.	
4267/01/003/SP7 (Table 6.1)/O Mr D Gooch	Object	Soundness - Justified	SP7 (Table 6.1)	2. The de-designation of: Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation; Coombe Road Playing Fields as Green Belt, site reference 662; as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid;	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
4268/01/004/SP7 (Table 6.1)/O Mr D Nesterovitch	Object	SP7 (Table 6.1)	the de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (5551) and a Site of Metropolitan Importance for Nature Conservation; Coombe Road Playing Fields as Green Belt, site reference 662; as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.	

4269/01/003/SP7 (Table Mr D Patel  
6.1)/O

Object

SP7 (Table 6.1)  
Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4277/01/004/SP7 (Table Mr H Bhanji  
6.1)/O

Object

SP7 (Table 6.1)  
Croham Hurst

I object to the de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation; The de-designation of the site would not comply with Policy SP7.2 and protection of the green grid;

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4279/01/003/SP7 (Table Mr H Khandelia  
6.1)/O

Object

SP7 (Table 6.1)  
Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4281/01/003/SP7 (Table Mr I Roberts  
6.1)/O

Object

SP7 (Table 6.1)  
  
Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4285/01/003/SP7 (Table Mr J Balcombe  
6.1)/O

Object

SP7 (Table 6.1)  
  
Croham Hurst

The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4289/01/003/SP7 (Table Mr J Patel  
6.1)/O

Object

SP7 (Table 6.1)  
  
Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4292/01/003/SP7 (Table 6.1)/O Mr J Pugh

Object

SP7 (Table 6.1)  
Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4295/01/002/SP7 (Table 6.1)/O Mr Thomas Duddy

Object

Soundness - Justified

SP7 (Table 6.1)  
Croham Hurst

I object to the de-designation of:  
• Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (5551) and a Site of Metropolitan Importance for Nature Conservation;  
• Coombe Road Playing Fields as Green Belt, site reference 662; because the de-designation of both sites would not comply with Policy SP7.2 and the protection of the Green Belt

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4299/01/003/SP7 (Table 6.1)/O Mr Will Johnson

Object

SP7 (Table 6.1)  
Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4301/01/003/SP7 (Table 6.1)/O Mr K MacKenzie	Object	SP7 (Table 6.1) Croham Hurst	I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
4315/01/003/SP7 (Table 6.1)/O Mr M Buja	Object	SP7 (Table 6.1) Croham Hurst	I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
4316/01/003/SP7 (Table 6.1)/O Mr M Ogarwu	Object	SP7 (Table 6.1) Croham Hurst	I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4320/01/003/SP7 (Table Mr N Turnbull  
6.1)/O

Object

SP7 (Table 6.1)

Croham Hurst

The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4330/01/003/SP7 (Table Mr K Shah  
6.1)/O

Object

SP7 (Table 6.1)

Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4331/01/003/SP7 (Table Mr N Chanuarana  
6.1)/O

Object

SP7 (Table 6.1)

Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.



4332/01/003/SP7 (Table Ms P Allen  
6.1)/O

Object

SP7 (Table 6.1)

Croham Hurst

The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4333/01/004/SP7 (Table Mr P Bhanji  
6.1)/O

Object

SP7 (Table 6.1)

Croham Hurst

the de-designation of Chroham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (5551) and a Site of Metropolitan Importance for Nature Conservation; Coombe Road Playing Fields as Green Belt, site reference 662; as the de-designation of both sites would not comply with Policy 5P7.2 and protection of the green grid

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4334/01/003/SP7 (Table Mr P Chapman  
6.1)/O

Object

SP7 (Table 6.1)

Croham Hurst

The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4337/01/005/SP7 (Table Mr P Nesbeth  
6.1)/O

Object

SP7 (Table 6.1)

I object to the de-designation of:

No change

Croham Hurst

Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation;

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4340/01/003/SP7 (Table Mr R Spurgeon  
6.1)/O

Object

SP7 (Table 6.1)

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4342/01/003/SP7 (Table Mr R Patel  
6.1)/O

Object

SP7 (Table 6.1)

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4343/01/003/SP7 (Table 6.1)/O Mr R Venuatakrishna	Object	SP7 (Table 6.1)	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
4345/01/003/SP7 (Table 6.1)/O Messrs Eccles & Hivdess	Object	SP7 (Table 6.1)	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
4347/01/003/SP7 (Table 6.1)/O Mr S Patel	Object	SP7 (Table 6.1)	I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4348/01/003/SP7 (Table Mr V Dawe  
6.1)/O

Object

SP7 (Table 6.1)

Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4349/01/003/SP7 (Table Mr W Whitehead  
6.1)/O

Object

SP7 (Table 6.1)

Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4354/01/003/SP7 (Table Mrs L Bigglestone  
6.1)/O

Object

SP7 (Table 6.1)

Croham Hurst

The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4357/01/003/SP7 (Table Ms A Khandelia  
6.1)/O

Object

SP7 (Table 6.1)

Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4358/01/004/SP7 (Table Ms B Fontaine  
6.1)/O

Object

SP7 (Table 6.1)

Croham Hurst

the de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation; Coombe Road Playing Fields as Green Belt, site reference 662; as the de-designation of both sites would not comply with Policy 5P7.2 and protection of the green grid

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4359/01/003/SP7 (Table Ms H Lishmund  
6.1)/O

Object

SP7 (Table 6.1)

Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4360/01/004/SP7 (Table 6.1)/O Susana Winter

Object

SP7 (Table 6.1)  
Croham Hurst

De-designation of this site would not comply with Policy SP7.2 and the protection of the green grid.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4374/01/003/SP7 (Table 6.1)/O Tracey Plummer

Object

SP7 (Table 6.1)  
Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4375/01/003/SP7 (Table 6.1)/O Mrs J Roberts

Object

SP7 (Table 6.1)  
Croham Hurst

I object to the de-designation of the site as Green Belt despite being a biological site of special scientific interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4376/01/003/SP7 (Table Angela Gill  
6.1)/O

Object Soundness - SP7 (Table 6.1)  
Justified Croham Hurst

I am writing to object to:  
2.The de-designation of:  
  
•Croham Hurst as Green Belt,  
despite being a biological Site of  
Special Scientific Interest (SSSI) and  
a Site of Metropolitan Importance for  
Nature Conservation  
  
as the de-designation of the site  
would not comply with Policy SP7.2  
and protection of the green grid.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4377/01/003/SP7 (Table Caroline Taperell  
6.1)/O

Object Soundness - SP7 (Table 6.1)  
Justified Croham Hurst

I am writing to object to:  
2.The de-designation of:  
  
•Croham Hurst as Green Belt,  
despite being a biological Site of  
Special Scientific Interest (SSSI) and  
a Site of Metropolitan Importance for  
Nature Conservation  
  
as the de-designation of the site  
would not comply with Policy SP7.2  
and protection of the green grid.

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4378/01/003/SP7 (Table Jennifer Carozzo  
6.1)/O

Object SP7 (Table 6.1)  
Croham Hurst

The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid

No change

Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4384/01/004/SP7 (Table 6.1)/O Ms N Nesterovich	Object	SP7 (Table 6.1) Croham Hurst	the de-designation of Chroham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (5551) and a Site of Metropolitan Importance for Nature Conservation; Coombe Road Playing Fields as Green Belt, site reference 662; as the de-designation of both sites would not comply with Policy 5P7.2 and protection of the green grid	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
4411/01/005/SP7 (Table 6.1)/O Maurice Brennan	Object	SP7 (Table 6.1) Croham Hurst	4.Loss of Green Belt – (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation in Policy DM44.2, Table 11.17, site 662 (p179). These sites should remain as green belt and not downgraded	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
4689/01/003/SP7 (Table 6.1)/O Kuldip Chana	Object	SP7 (Table 6.1) Croham Hurst	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.



4690/01/003/SP7 (Table 6.1)/O Mr & Mrs Norman	Object	SP7 (Table 6.1) Croham Hurst	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
4695/01/003/SP7 (Table 6.1)/O Mr Richard Herring	Object	SP7 (Table 6.1) Croham Hurst	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
4700/01/003/SP7 (Table 6.1)/O Louise Norton	Object	SP7 (Table 6.1) Croham Hurst	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4716/01/007/SP7 (Table 6.1)/O Rachel Marland	Object	SP7 (Table 6.1)	Policy DM44.2 - No downgrade of (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation. They should remain greenbelt land and protected.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
1916/01/011/SP7 (Table 6.1)/O Andrew Hird	Object	SP7 (Table 6.1)	The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Policies Map). Sanderstead plantation is also being downgraded from Green Belt to Metropolitan Open Land. All these downgrades should be removed.	No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
0790/01/012/SP7 (Table 6.1)/S Mr Mathew Frith <i>London Wildlife Trust</i>	Support	Soundness - Justified	SP7 (Table 6.1)	The Trust supports the 18 proposed extensions to the Green Belt and the statement in Policy SP7.2.  Land at Rogers Close, Old Coulsdon	Welcome support

0115/02/015/SP7 (Table 6.1)/C Mr Bob Sleeman

SP7 (Table 6.1)

Change

Land at Shirley Oaks

This proposal for De-designation of Metropolitan Open Land is strongly opposed. The Open Spaces Society have objected, stating that if development were allowed in these areas it would be detrimental to the amenity value of the area for the benefit of the public.

Removal of green space for air and exercise followed by high density development compromises the needs of current and future generations to use this metropolitan Open Land. It must remain protected.

de-classification of Metropolitan Open Land. – un-titled map

The fact that this map has been tacked on the end and is not titled or numbered suggests a last minute change to policy without due process. It appears both underhand and vindictive and probably designed to allow high density development that does not appear to be documented at this stage. There is no explanation why this Land does not meet the criteria for designation as Metropolitan Open Land. I have not found any discussion of this proposal in the Knight Kavanagh & Page report of August 2009:  
<https://www.croydon.gov.uk/sites/default/files/articles/downloads/osneeds-standards.pdf>

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

0122/05/001/SP7 (Table 6.1)/O Mrs Hilary Chelminski

Object

Soundness - Justified

SP7 (Table 6.1)

Change

Addiscombe & Shirley Park RA

Land at Shirley Oaks

I am therefore writing to formally object to:

1.de-designation of the Metropolitan Open Land around Shirley Oaks Village

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

0391/01/015/SP7 (Table 6.1)/O	Mrs Mira Armour <i>HOME Residents Associaton</i>	Object	SP7 (Table 6.1) Land at Shirley Oaks	De-designation of the Metropolitan Open Land bordering Addiscombe Place (around Shirley Oaks Village) – OBJECT If the Council will not keep them as Metropolitan Open Land, the five sites should at least be designated as Local Green Spaces and not used for housing: Ref 128: Land at Poppy Lane Ref 504: Stroud Green Pumping Station, 140 Primrose Lane Ref 541: Land east of Shirley Oaks Road and to the rear of Beech House and Ash House, Shirley Oaks Road Ref 542: Land to west of Shirley Oaks Road, Shirley Oaks Road Ref 548: Land to rear of, 5-13 Honeysuckle Gardens	designate the Metropolitan Open Land around Shirley Oaks Village currently proposed for de-designation as Local Green Spaces and not used for housing	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
0391/02/015/SP7 (Table 6.1)/O	Mrs Mira Armour <i>HOME Residents Associaton</i>	Object	SP7 (Table 6.1) Land at Shirley Oaks	De-designation of the Metropolitan Open Land bordering Addiscombe Place (around Shirley Oaks Village) – OBJECT If the Council will not keep them as Metropolitan Open Land, the five sites should at least be designated as Local Green Spaces and not used for housing: Ref 128: Land at Poppy Lane Ref 504: Stroud Green Pumping Station, 140 Primrose Lane Ref 541: Land east of Shirley Oaks Road and to the rear of Beech House and Ash House, Shirley Oaks Road Ref 542: Land to west of Shirley Oaks Road, Shirley Oaks Road Ref 548: Land to rear of, 5-13 Honeysuckle Gardens	designate the Metropolitan Open Land around Shirley Oaks Village currently proposed for de-designation as Local Green Spaces and not used for housing	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
0790/01/029/SP7 (Table 6.1)/O	Mr Mathew Frith <i>London Wildlife Trust</i>	Object	Soundness - Justified SP7 (Table 6.1) Land at Shirley Oaks	We object to the proposed de-designation of MOL. We believe that its open character is little different to the Ashburton Playing Fields (MOL) to the north, and helps in the overall ecological network of this part of the borough. The assessment that the land is separated from the Playing Fields is not supported on the ground: the broken fence provides an accessible corridor between these and the Shirley Oaks Hospital site. They also support the headwaters of the Chaffinch Brook flowing through to the Playing Fields and Long Lane Wood. In addition, that the allotments are protected via other means is not a reason to discontinue their designation as MOL, as they continue to meet MOL criteria in contributing to the open-ness of the site, and providing features of nature conservation interest.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for	

1682/01/001/SP7 (Table A Arbisman 6.1)/O

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

I hereby inform you of my STRONG OBJECTION to allow development on the land noted on your Policy Map 43.  
Ref 541  
Ref 542  
Ref 548  
Ref 128  
Ref 504  
This land forms the reason why I , along with the majority of my neighbors purchased our homes. As freehold property owners we each have a shareholding in the company owning the land and do not wish for this , OUR land to be built on. We also find it unbelievable that the Council wishes to have a legal battle against 800 of its residents who not just own the land but are determined that the land keeps its 'Metropolitan Open Land ' protected status.  
  
The idea of building on these main green spaces when the existing houses were built with minimal sized gardens is disastrous , such development would obviously not just spoil the look and value of the area but would damage the health of the residents.  
  
This is the land where the residents catch the summer sun , go for walks , jog , children play , and has the most amazing natural wildlife that we all enjoy ...

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

1683/01/001/SP7 (Table Balvir & Shobhna Patel 6.1)/O

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

I as resident of Shirley Oaks Village am against any change of our Metropolitan Land ( with protection to being built on ) being allowed as acceptable for development. I have been living in the Village for almost 30 years and paying for this land to be maintained as grass areas. We own the land as shareholder in our management company ( Once designated as Amenity Open Land and transference to our Management company.) I strongly oppose any moves to develop on these grass areas.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

1684/02/001/SP7 (Table 6.1)/O Colin Ward

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

I am writing to express my objection to the planning proposals in the Shirley Oaks area. The land has been set aside for our use as we have very undersized gardens on the estate and we have also paid to keep those areas in a well maintained condition. The road around Shirley Oaks only has 2 exits as well, so would make it very congested as there are only 2 options for traffic to leave and enter and there are already a lot of problems at the Wickham Road end as people drive in and out. I object to the following Ref Numbers :  
Ref 541  
Ref 542  
Ref 548  
Ref 128  
Ref 504

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

1684/01/001/SP7 (Table 6.1)/O Colin Ward

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

I am writing to express my objection to the planning proposals in the Shirley Oaks area. The land has been set aside for our use as we have very undersized gardens on the estate and we have also paid to keep those areas in a well maintained condition. The road around Shirley Oaks only has 2 exits as well, so would make it very congested as there are only 2 options for traffic to leave and enter and there are already a lot of problems at the Wickham Road end as people drive in and out. I object to the following Ref Numbers :  
Ref 541  
Ref 542  
Ref 548  
Ref 128  
Ref 504

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

Object

SP7 (Table 6.1)

Land at Shirley Oaks

I am writing to strongly object to the development of land on Shirley Oakes Village. The land was shared between residents and in 1985 designated by Croydon Council as "Amenity Open Land" because of our undersized gardens. The land was transferred to the Management Company, with each property owner as a shareholder in that company. I intend to fight for the use of this land. My front garden is approximately 6' x 4' and the lawn in my back garden is only 6' x 5'. Both my parents and I use the land for exercising dogs as the gardens are so small. This whole thing has come as a huge shock to all of us. With regard to the traveller site. Travellers move around the countryside so why put a traveller site in such a residential area. I appreciate the Borough needs affordable homes but the land on the estate is so restricted in size and the in and out roads to the estate are already extremely dangerous owing to the bends in the road. Health and Safety issues need to be addressed. I strongly object to this development and will explore every possible way to restrict the development of these homes.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

Object

SP7 (Table 6.1)

Land at Shirley Oaks

I am writing in response to your notices for development of the greenfield sites on the Shirley Oaks Village estate, changing the status of this land to allow development of around 700 new homes. When I bought my house here 18 years ago, it was on the understanding that this had been designated by Croydon Council as metropolitan amenity open land, an attractive feature of the original development, important not least due to the relatively small gardens of some properties, a mixture of unit sizes in an harmonious design. Thus there is a mixture of family unit sizes and age groups at home here. For many years, I and my fellow-resident members of the Shirley Oaks Management Ltd company have contributed regularly to First Port Property Services and their predecessors under our common upkeep obligation, including provision of boundary posts at various points of these areas to ensure that visiting Travellers could not reoccupy them. As I understand your plans, you now wish to "designate" this as non-metropolitan land, on which purchasers could build however suits their purposes. This does of course risk a complete change in the nature of our Village. I cannot pretend to understand how you can effectively cut a swathe through all of this, even if you do consider it justified. Some residents might I imagine now be considering the impact on their original investment and individual legal aspects. Against these general considerations, I would like to highlight some specific and practical concerns at the outset.

**ROAD SAFETY**

The perimeter road via Primrose Lane and Shirley Oaks Road is arguably no longer fit for purpose, increased car ownership and parking, fast through traffic including commercial and public transport all contributing. Buses on the 367 route for example frequently mount pavements to pass each other. There have been accidents, some serious, even fatal and involving elderly pedestrian residents. The road surface is nowadays subject to excessive heavy usage. Clearly, 700 new homes will surely accentuate these problems and dangers.

**ENVIRONMENT**

Your plans will effectively remove an important green-field area and with it much unique wildlife. Residents will lose many of the valuable areas for walking, exercise and fresh-air, as will visitors. Any balanced village appearance and community feel to the estate will be consumed by so

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for



many new properties of different designs. In summary many will surely feel betrayed by a Council which proposes removing green-fields against all promises. Some might also suspect that, whatever the social arguments, their interests are being sacrificed against political and ultimately commercial imperatives.

1713/02/001/SP7 (Table 6.1)/O	Alison Connor	Object	Soundness - Justified	SP7 (Table 6.1) Land at Shirley Oaks	When Shirley Oaks Village was built the land was MOL. The houses were priced accordingly and people moved to the village because of it. We bought our first home and subsequent home there and raised our family. It was, still is and should remain a vital green corridor. If the council are set on changing it's status it should be designated as Local Green Space. Green areas are vital to residence well being. Re-designating to allow building will have an adverse effect on the area	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for	
1795/01/002/SP7 (Table 6.1)/O	Miss Fiona Mant	Object		SP7 (Table 6.1) Land at Shirley Oaks	MOL around Shirley Oaks Road and Shirley Village is what gives the areas its character and beauty. Residential use will take away the beautiful green spaces. Traveller sites on green belt or areas of nature conservation is despicable and in breach of Policy E - Planning for Traveller Sites. The respondent finds it hard to believe that there are not more suitable areas that can be developed in the borough and strongly objects to the proposals.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for	
1827/01/001/SP7 (Table 6.1)/O	Jane & Paul Riley	Object	Soundness - Justified	SP7 (Table 6.1) Land at Shirley Oaks	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

Object	Soundness - Justified	SP7 (Table 6.1)	I am writing to object to 1.THE DE-DESIGNATION of the following five pieces of land as Metropolitan Open Land around Shirley Oaks Village and their proposed use as housing: 1.Land at Poppy Lane reference number 128; 2.Stroud Green Pumping Station, 140 Primrose Lane reference number 504; 3.Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541; 4.Land to the west of Shirley Oaks Road reference number 542; and 5.Land to the rear of 5-13 Honeysuckle Gardens reference number 548.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
			<p>The Metropolitan Open Land provide several links in the Shirley Green Chain. This chain starts at South Norwood Country Park in the north and runs south through Ryland Fields, Long Lane Woods, Ashburton Playing Fields, Shirley Park Golf Course and up to the Shirley Hills. From there the Green chain continues through Heathfield, Bramley Bank Nature Reserve, Littleheath Woods and via Selsdon Park to Kings Wood at Hamsey Green. These open spaces are collectively designated as Metropolitan Open Land and it would be unacceptable to lose a link to this chain.</p> <p>Under Planning Policy Guidance Note 9 it stresses the importance of nature conservation, not only on nationally important sites, but also suggests that many urban sites for nature conservation have enhanced local importance as a consequence of the relative lack of wildlife sites in built up areas. Statutory and non-statutory sites which provide wildlife corridors, links or stepping stones from one habitat site to another, all help to form a network necessary to endure the maintenance of the current range and diversity of our flora and fauna. Additionally, this area is a flood plain and there is a sink pond to the rear of Honeysuckle Gardens. There would be a detrimental effect and potential flooding of existing and planned properties</p>		

1844/01/001/SP7 (Table Annette and Robert Butler  
6.1)/O

Object

Soundness -  
Justified

SP7 (Table 6.1)

Land at Shirley Oaks

We strongly object to the following:

De-designation of the Metropolitan  
Open Land around Shirley Oaks  
Village

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

Object

SP7 (Table 6.1)

Land at Shirley Oaks

I am writing to voice my full-throated objections to the above proposals because of the irreparable damage it would do to the character of one of the leafier, more pleasant, parts of the borough. The council seeks de-designation of Metropolitan open land that, as a homeowner in Shirley Oaks Village, I own a share of, and it is protected by covenant. Such thoughtless destruction of our precious little green space (we were granted this Amenity Open Land in 1985 by the council due to our under-sized gardens) is obnoxious, ill-conceived and damaging to the value of our properties, as planning blight could linger for a decade. Myriad other neglected parts of the borough are far more appropriate for such massive development and would not stir up so much ire from the current residents, nor would they require the politically-expedient moving of goalposts regarding land use. Our village simply does not currently have the infrastructure nor the capacity to expand in order to cope with these proposals. There is barely enough parking space available in the village at present, so quite where up to 683 other families will park and seek recreation, I do not know. Quite how all the construction vehicles involved in such huge building works would access the proposed sites without further detriment to the quality of life of the residents is another issue I raise. We are served by one bus route that can only use small, single decker buses. The roads are too narrow for larger vehicles. How would this be overcome? Additionally, the fact that the council would seek to house the travelling community so close to the town centre, on land where in 2012 a group of them set up an illegal encampment and defecated in our woodland, beggars belief. If the council has an inexplicable legal obligation to designate land to travellers, then expand capacity at their existing sites in Beddington Lane and Featherbed Lane rather than dispersing them further across the borough into otherwise salubrious areas. I do hope that common sense prevails and that all five of the above proposals are quickly abandoned. I chose to live in this area precisely because it is not blighted by these hideous developments. I am sure that many other residents echo my sentiments.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

1865/01/004/SP7 (Table Colin Sims  
6.1)/O

Object	Soundness - Justified	SP7 (Table 6.1)  Land at Shirley Oaks	Proposed Policy DM43 De- designation of Metropolitan Open Land around Shirley Oaks Village. I object to the de-designation of Metropolitan Open Land in the vicinity of Shirley Oaks Road and Shirley Oaks Village. The land should be at least designated as Local Green Space, for its protection from development. This open space provides a green corridor between Shirley Oaks and the surrounding areas, and should be retained in its present form. Not only would these developments entail the loss of the green corridor between Shirley Oaks and the surrounding areas, the local road infrastructure would not be able to cope with the additional traffic. Also, the local schools are over- subscribed as well as the already- stretched social and healthcare facilities would be overloaded.	Change
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The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

1883/02/001/SP7 (Table David Hurst  
6.1)/O

Object		SP7 (Table 6.1)  Land at Shirley Oaks	I object to the de-designation of the site.	Change
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The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

1918/01/001/SP7 (Table Mr Gareth Champion  
6.1)/O

Object	Soundness - Justified	SP7 (Table 6.1)  Land at Shirley Oaks	Objecting to the decision to de- designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change
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The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

1924/01/001/SP7 (Table Pamela Lees  
6.1)/O

Object

SP7 (Table 6.1)

Land at Shirley Oaks

I strongly object to many of the proposed developments within the Shirley area. I believe that allowing low rise developments around Shirley library will alter the balance of properties in that area, which are mainly detached and semi detached. People have moved to this 'sought after area' precisely because of its current character. I also object to the intensive developments proposed on the Metropolitan open land around Shirley Oaks. We need open land to reduce carbon emissions, for wildlife and for our own well being. Both of the above developments would put a huge strain on the services in the area, schools, doctors, busses and the already congested road system. I urge you not to progress with these proposals.

I also think that the two proposed travellers site in Shirley are inappropriate as they would be on Green Belt land, which is against your own policy and would be a blight on one of the few areas that are beautiful and wildlife friendly within Croydon.

I am always defending Croydon to those that mock it, saying that we have some lovely open spaces in which to walk and enjoy the diversity of nature. They only see the high rise blocks and litter. If these proposals go ahead, Croydon will have nothing left to commend itself.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

1926/01/014/SP7 (Table Councillor Luke Clancy  
6.1)/O

Object

Soundness -  
Justified

SP7 (Table 6.1)

Land at Shirley Oaks

I object to the de-designation of land on either side of Shirley Oaks Road and all around Shirley Oaks Village as Metropolitan Open Land, page 68 of the Policies Map.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

2035/01/002/SP7 (Table 6.1)/O	Mrs Lorraine Cox	Object		SP7 (Table 6.1) Land at Shirley Oaks	I have just received a letter about proposals to Shirley Oaks Village open land being built upon. We have lived here happily for 13 years. We want to say we don't want houses or a gypsy site down the road. I will be writing to my local MP Gavin Barwell to defend our way of life in Shirley Oaks village. Leave our open / green spaces alone.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
2056/01/002/SP7 (Table 6.1)/O	Councillor Dudley Mead <i>London Borough of Croydon</i>	Object		SP7 (Table 6.1) Land at Shirley Oaks	I object to the de-designation of land on either side of Shirley Oaks Road and all around Shirley Oaks Village as Metropolitan Open Land, page 68 of the Policies Map. The de-designation of the above site would not comply with Policy SP7.2 and protection of the green grid.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
2062/01/014/SP7 (Table 6.1)/O	Councillor Jason Perry <i>London Borough of Croydon</i>	Object	Soundness - Justified	SP7 (Table 6.1) Land at Shirley Oaks	I object to the de-designation of land on either side of Shirley Oaks Road and all around Shirley Oaks Village as Metropolitan Open Land, page 68 of the Policies Map.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

2071/01/014/SP7 (Table 6.1)/O	Councillor Mario Creatura  <i>London Borough of Croydon</i>	Object	Soundness - Justified	SP7 (Table 6.1)  Land at Shirley Oaks	I object to the de-designation of land on either side of Shirley Oaks Road and all around Shirley Oaks Village as Metropolitan Open Land, page 68 of the Policies Map.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for	
2083/01/009/SP7 (Table 6.1)/O	Mr Stewart Murray  <i>Greater London Authority</i>	Object		SP7 (Table 6.1)  Land at Shirley Oaks	With regards to the proposed de-designation as MOL, the Borough may wish to assure itself that the land does not meet the criteria set out in London Plan policy 7.17D.	The proposed sites should be re-assessed against the criteria in London Plan policy 7.17D	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
2131/01/006/SP7 (Table 6.1)/O	Ronald H. Street	Object		SP7 (Table 6.1)  Land at Shirley Oaks	If the Council will not keep the land as MOL it should at least be designated as Local Green Spaces. I am particularly concerned about the effect of local roads that the suggested development will have as, when Heron Homes built the original development some years ago they were prevented by the local council from building the number of houses now proposed because of inadequate access roads onto the estate. Under present conditions the A232 Wickham Road is particularly subject to traffic delays especially in term time. Your proposed developments would also have a detrimental effect on our already crowded local schools and doctor's surgeries.		Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for



2136/02/001/SP7 (Table 6.1)/O R. W. Taylor

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

I have read through the plan and object strongly to the idea of building on any of our open land without first exhausting Brownfield sites, of which there are many in Croydon. In particular I object to the reclassifying of the land in Shirley oaks, it would destroy the character of the place and people have bought houses there in the impression that this land was protected from development. The amounts specified are ridiculous as the roads around cannot take that amount of development.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

2147/01/001/SP7 (Table 6.1)/O Patrick Thomas

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

It is apparent that developers would plan to build on designated Metropolitan Open Land which is land that should not be used for building and lost to development unless under extreme circumstances. This land should be available to local residents and others to use and not lost forever. We note there is an abundance of brownfield land in the Borough of Croydon that could accommodate more homes but recognise this is not the preferred route for developers. The Council should, therefore make every effort to utilise brownfield land available before even considering green field land and not attempt to completely change the character of certain parts of Shirley.  
I am writing to record my objection to the de-designation of the Metropolitan Open Land around ShirleyOaks Village.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

2185/01/006/SP7 (Table Jonathan E Miller  
6.1)/O

Object

SP7 (Table 6.1)

Land at Shirley Oaks

I am writing to you with regard to the recent changes in Planning policies by Croydon Council and their impact on the designation of grass areas in Shirley Oaks Village. These areas were formerly designated as Metropolitan Open Land and had protection from being built on. However my understanding is that these areas may now be changed to no Metropolitan Land thus allowing their use for future housing developments. As a resident of Shirley I would like to point out that our land was designated as 'Amenity Open Land' in 1985 by Croydon Council because of our undersized gardens and transferred to a Management Company, with each property owner as a shareholder of the Company. Whilst I fully accept the need for new housing in Croydon, in particular affordable housing for first time owners, it is clear the sheer scale of the proposed development and the resultant destruction of a precious greenfield site in Shirley Oaks Village that I object to. I would have no issue with a much smaller scale development of the village, as part of an overall plan for Croydon where new housing was primarily targetted toward development of brownfield sites under the council's jurisdiction. I urge you to consideration of my suggestions in the weeks ahead and look forward to receiving feedback in due course.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

2301/01/001/SP7 (Table Breda Mohan  
6.1)/O

Object

SP7 (Table 6.1)

Land at Shirley Oaks

I am writing at this time to record my objections to the de-designation of Metropolitan Open Land around Shirley Oaks Village.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

2302/01/001/SP7 (Table 6.1)/O	Brenda Stratford	Object	SP7 (Table 6.1)	I object to De-designation of the Metropolitan Open Land around Shirley Oaks	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for	
2371/01/001/SP7 (Table 6.1)/O	Christopher Palmer	Object	SP7 (Table 6.1)	As a resident of the Shirley area who will be affected by the planned development of the Shirley area, I am writing to strongly object to the de-designation of the Metropolitan Open Land around Shirley Oaks Village – it is important that the Open Land is kept to allow the wildlife to flourish and the character of Shirley to be maintained;  Please strongly consider other more suitable sites for development, such as brownfield sites, which would leave current residential areas with the character and aesthetic appeal which the local residents value so highly.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for	
2429/02/015/SP7 (Table 6.1)/O	Mr & Mrs E Abdul-Nabi	Object	Soundness - Justified	SP7 (Table 6.1)	Object to the de-designation of the Metropolitan Open Land around Shirley Oaks.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

2448/01/014/SP7 (Table 6.1)/O	Andy Stranack  Croydon Council	Object	Soundness - Justified	SP7 (Table 6.1)  Land at Shirley Oaks	I object to the de-designation of land on either side of Shirley Oaks Road and all around Shirley Oaks Village as Metropolitan Open Land, page 68 of the Policies Map.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
2450/02/001/SP7 (Table 6.1)/O	Mr & Mrs Jeffrey	Object		SP7 (Table 6.1)  Land at Shirley Oaks	I will be objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I will also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

Object

SP7 (Table 6.1)

Land at Shirley Oaks

We strongly object to the de-designation of the Metropolitan Open Land around Shirley Oaks Village. No more housing should be built on MO land and it is inappropriate for development since it would over-stretch the local road infrastructure with the additional traffic. The road in and out of Shirley Oaks Village is very narrow and there is hardly enough room for the bus to get by. The increased volume of traffic and parked vehicles would be unmanageable bringing traffic in all directions to a complete standstill. We believe the council needs to rethink its proposals for the above sites, but would hope that in any event, an overwhelming majority of homeowners living in the village will reject the council's proposals.

Not only would the area be an eyesore, but the proposal to build a whopping 700 new homes is unrealistic as the open green spaces are very small. You would also be destroying the wildlife by cutting down our precious trees and removing the open green spaces.

It was agreed, and we believe documented, that after the build of phase 5 on Shirley Oaks Village that no more houses would be built, and this was a deciding factor when individuals bought their properties on Shirley Oaks Village. If over 700 new homes are built, it would no longer be a village but instead an ugly built up housing estate, changing the character of the landscape completely.

From our perspective, if the proposals were approved, we would have no choice but to move away from the area. It would be too upsetting to see our open green spaces developed to excess with over 700 new homes. I have no doubt that developing the land would also devalue the property prices in the future.

We find the council's proposals ludicrous and unreasonable. It is imperative that we protect the precious remaining green spaces around Shirley Oaks Village.

On that basis, we vigorously object to the council's proposal to develop the land.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

2540/01/006/SP7 (Table 6.1)/O Mrs Sandra Cooper	Object	Soundness - Justified	SP7 (Table 6.1) Land at Shirley Oaks	I object to the designation of Metropolitan Open Land around Shirley Oaks enabling parts of this land to be used for housing and in particular site 548, with which I have an adjoining boundary. Should the Council not keep this land as Metropolitan Open Land these spaces should at the least be designated as Local Green Space.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
2541/01/001/SP7 (Table 6.1)/O Ms Susanne Million	Object		SP7 (Table 6.1) Land at Shirley Oaks	As a Croydon resident, who has lived in this area for 40 years, I am writing to strongly object to the de-designation of this site.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
2544/01/001/SP7 (Table 6.1)/O Sara Palmer	Object		SP7 (Table 6.1) Land at Shirley Oaks	As a resident of the Shirley area who will be affected by the planned development of the Shirley area, I am writing to strongly object to the de-designation of the Metropolitan Open Land around Shirley Oaks Village – it is important that the Open Land is kept to allow the wildlife to flourish and the character of Shirley to be maintained;  Please strongly consider other more suitable sites for development, such as brownfield sites, which would leave current residential areas with the character and aesthetic appeal which the local residents value so highly.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

2564/01/014/SP7 (Table Mrs Shirley M Kell  
6.1)/C

SP7 (Table 6.1)  
Land at Shirley Oaks

Our Local Green Belt should remain as such and not dedesignated as Metropolitan Open Land which then could be used for new housing. I strongly object to this proposal.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

2566/01/001/SP7 (Table Mrs S White  
6.1)/O

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

After consultation with Monks Orchard Residents Association and our local Member of Parliament, I am writing at this time in respect of the consultation, reference as above. It is apparent that developers would plan to build on designated Metropolitan Open Land which is land that should not be used for building and lost to development unless under extreme circumstances. This land should be available to local residents and others to use and not lost forever.

We note that there is an abundance of brown-field land in the Borough of Croydon that could accommodate more homes but recognise this is not the preferred route for developers. The Council should, therefore, make every effort to utilise the brownfield land available before even considering green-field land and not attempt to completely change the character of certain parts of Shirley.

Accordingly I am writing at this time to record my objections to the de-designation of Metropolitan Open Land around Shirley Oaks Village.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

2569/01/001/SP7 (Table 6.1)/O	Mr John Booroff	Object	Soundness - Justified	SP7 (Table 6.1) Land at Shirley Oaks	<p>Please note that I wish to object to the proposals set out in reference numbers 504, 541, 542, 548 and 128, for the following reasons</p> <ul style="list-style-type: none"> <li>• There has been insufficient notice of the consultation period, and the proposals are not clearly set out as pertaining to Shirley Oaks Village.</li> <li>• This land is designated as Metropolitan Open Land, and I do not agree that it does not meet the criteria, as it does contribute to the physical structure of London, and there currently are open-air facilities, which serve significant parts of London.</li> <li>• In view of the above please register my objection to all five proposals, and please acknowledge receipt of this email.</li> </ul>	Change	<p>The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field &amp; wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for</p>
2578/01/001/SP7 (Table 6.1)/O	Mr Tau Wey	Object		SP7 (Table 6.1) Land at Shirley Oaks	<p>The Amenity Open Land, currently designated as Metropolitan Open Land, is enjoyed by many residents including myself. I would like to object to the proposed re-designation of it as non-Metropolitan Open Land that may have houses built on.</p>	Change	<p>The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field &amp; wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for</p>
2582/01/011/SP7 (Table 6.1)/O	Ms Ellie London	Object		SP7 (Table 6.1) Land at Shirley Oaks	<p>I object to the de-designation of the Metropolitan Land around Shirley Oaks Village.</p>	Change	<p>The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field &amp; wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for</p>



2586/01/004/SP7 (Table 6.1)/O Anna Bannon	Object	SP7 (Table 6.1) Land at Shirley Oaks	I object to the de-designation of land at Shirley Oaks. The de-designation would not comply with SP7.2 and the protection of green grid.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
2604/01/007/SP7 (Table 6.1)/O I and W Smith	Object	SP7 (Table 6.1) Land at Shirley Oaks	We are writing to object to the de-designation of the Metropolitan Open Land around Shirley Oaks Village.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
2614/01/005/SP7 (Table 6.1)/O Nicola Hodgson <i>The Open Spaces Society</i>	Object	SP7 (Table 6.1) Land at Shirley Oaks	The Society objects to the proposals to de-designate the Metropolitan Open Land on either side of Shirley Oaks Road and on land surrounding Shirley Oaks Village, in particular the proposals on page 68. This land is currently protected from development similar to protection of green belt land. The Society objects in principle to the decision of the council to de-designate land currently held as Metropolitan Open Land. Even if parts of the areas were designated as local green space, in accordance with the National Planning Policy Framework, there would still be a huge loss of open space. If development were allowed in these areas it would be detrimental to the amenity value of the area for the benefit of the public.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

2614/01/006/SP7 (Table 6.1)/O	Nicola Hodgson <i>The Open Spaces Society</i>	Object	SP7 (Table 6.1) Land at Shirley Oaks	The Society objects to the proposals to de-designate the Metropolitan Open Land on either side of Shirley Oaks Road and on land surrounding Shirley Oaks Village, in particular the proposals on page 68. This land is currently protected from development similar to protection of green belt land. The Society objects in principle to the decision of the council to de-designate land currently held as Metropolitan Open Land. Even if parts of the areas were designated as local green space, in accordance with the National Planning Policy Framework, there would still be a huge loss of open space. If development were allowed in these areas it would be detrimental to the amenity value of the area for the benefit of the public.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
2635/01/005/SP7 (Table 6.1)/O	Paul Sandford <i>Bourne Society</i>	Object	SP7 (Table 6.1) Land at Shirley Oaks	I object to the de-designation of land on either side of Shirley Oaks Road and all around Shirley Oaks Village as Metropolitan Open Land, page 68 of the Policies Map	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
2646/01/001/SP7 (Table 6.1)/O	JM Chambers	Object	SP7 (Table 6.1) Land at Shirley Oaks	I am disabled, unable to go by bus or walk very far. I chose Marlowe Lodge three years ago as the place most suitable for my needs- Dr Gardners practice on the corner and the library which is my main enjoyment. I am not alone in hoping that your plans do not materialise. Shirley is a safe environment and I hope it will be left as it is.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

2657/01/015/SP7 (Table 6.1)/O	Rebecca Pullinger  CPRE London	Object	Soundness - Justified	SP7 (Table 6.1)  Land at Shirley Oaks	We are very concerned that a number of proposals in the Draft Local Plan will lead to loss of protected green space. The designation of Metropolitan Open Land (MOL) at Shirley Oaks should not be removed. We believe the assessment that the land is separated from Ashburton Playing Fields is incorrect: there is a clear wildlife corridor between residential development and the Shirley Oaks Hospital Site. In addition, the fact that the allotments are protected via other means (due to their being allotments) is not a reason to discontinue their designation as MOL in particular as they continue to meet MOL criteria in contributing features of nature conservation interest and as being part of the green chain of London. It is particularly important that the designation of MOL for the allotments stays in place to ensure they are fully protected into the future.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
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2681/01/002/SP7 (Table 6.1)/O	Mrs Patricia Harding	Object		SP7 (Table 6.1)  Land at Shirley Oaks	I would like it known for the record that I strongly object to any changes of use to the open land within Shirley Oaks Village	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
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2706/01/003/SP7 (Table 6.1)/O	Mr & Mrs Panagakis	Object		SP7 (Table 6.1)  Land at Shirley Oaks	Object to the de-designation of Metropolitan Open Land around Shirley Oaks Village	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
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2721/01/005/SP7 (Table 6.1)/O Mr A Zelisko

Object

Soundness - Justified

SP7 (Table 6.1)  
Land at Shirley Oaks

This area has a unique history and should at least be protected as Local Green Space.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

2735/01/002/SP7 (Table 6.1)/O Mr Eric Green

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

Much of Shirley, particularly Shirley Oaks Village, is Metropolitan Open Land which has the same protection as Green Belt Land. It is essential for such local amenities to not only be protected by preserved. We owe this to future generations. These sites should retain their present MOL status, which should not be diminished in any way.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

2736/01/001/SP7 (Table 6.1)/O Mr & Mrs Hunt

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

I am writing to object to: De-designation of the Metropolitan Open Land around Shirley Oaks Village

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

2737/01/010/SP7 (Table C Banks  
6.1)/O

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

We are writing to object to the de-  
designation of the Metropolitan Open  
Land around Shirley Oaks Village.

Change

The area as a whole does  
not meet the criteria for  
Metropolitan Open Land and  
will continue to be de-  
designated although the  
Peabody Close playing field,  
the allotments, the  
community garden at the  
Shirley Oaks Hospital,  
Shirley Oaks playing field &  
wood, and land to the rear of  
Honeysuckle Gardens will  
be designated as Local  
Green Space instead  
providing the same level of  
protection as Metropolitan  
Open Land but a more  
appropriate designation for

2739/01/005/SP7 (Table Mr Colin Campbell  
6.1)/O

Object

Soundness -  
Justified

SP7 (Table 6.1)  
Land at Shirley Oaks

I am writing to object to the de-  
designation of Land at Shirley Oaks  
as the de-designation of these sites  
would not comply with Policy SP7.2  
and protection of the green grid.

Change

The area as a whole does  
not meet the criteria for  
Metropolitan Open Land and  
will continue to be de-  
designated although the  
Peabody Close playing field,  
the allotments, the  
community garden at the  
Shirley Oaks Hospital,  
Shirley Oaks playing field &  
wood, and land to the rear of  
Honeysuckle Gardens will  
be designated as Local  
Green Space instead  
providing the same level of  
protection as Metropolitan  
Open Land but a more  
appropriate designation for

2740/01/001/SP7 (Table Mr Ian K White  
6.1)/O

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

After consultation with Monks  
Orchard Residents Association and  
our local Member of Parliament, I am  
writing at this time in respect of the  
consultation, reference as above. It is  
apparent that developers would plan  
to build on designated Metropolitan  
Open Land which is land that should  
not be used for building and lost to  
development unless under extreme  
circumstances. This land should be  
available to local residents and  
others to use and not lost forever.

We note that there is an abundance  
of brown-field land in the Borough of  
Croydon that could accommodate  
more homes but recognise this is not  
the preferred route for developers.  
The Council should, therefore, make  
every effort to utilise the brownfield  
land available before even  
considering green-field land and not  
attempt to completely change the  
character of certain parts of Shirley.

Accordingly I am writing at this time  
to record my objections to the de-  
designation of Metropolitan Open  
Land around Shirley Oaks Village.

Change

The area as a whole does  
not meet the criteria for  
Metropolitan Open Land and  
will continue to be de-  
designated although the  
Peabody Close playing field,  
the allotments, the  
community garden at the  
Shirley Oaks Hospital,  
Shirley Oaks playing field &  
wood, and land to the rear of  
Honeysuckle Gardens will  
be designated as Local  
Green Space instead  
providing the same level of  
protection as Metropolitan  
Open Land but a more  
appropriate designation for

2742/01/005/SP7 (Table 6.1)/C Mr E Tilly

SP7 (Table 6.1) Object to the dedesignation of MOL around Shirley Oaks Village. It would not comply with SP7.2  
Land at Shirley Oaks

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

2758/01/001/SP7 (Table 6.1)/O Mr David Jenner

Object

SP7 (Table 6.1) I object on the following grounds:  
1. According to Part 3D.10 from the London Plan stipulates that only one of the criteria needs to be satisfied to qualify the land as Metropolitan Open Land, as defined by the plan. The land identified on page 68 of the proposed changes to policy SP7 actually satisfies 3 of the 4 criteria for MOL.  
A. The land includes open air facilities for leisure and recreation which serves a significant part of London.  
B. The land contains features of recreational value at a metropolitan level  
c. The land forms part of the Shirley Green Chain.  
In addition there is no indication that Croydon Council have the approval of the Mayor Of London to this de-designation.  
Land at Shirley Oaks

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

2758/01/008/SP7 (Table 6.1)/O Mr David Jenner

Object

SP7 (Table 6.1) From Land Registry checks I understand that the land identified on Page 68 of the proposed changes to Policy SP7 has a number of restrictive covenants that stipulate the land cannot be used for development.  
Land at Shirley Oaks

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

2764/14/002/SP7 (Table 6.1)/O

Mr Derek Ritson  
*Monks Orchard Residents Associa*

Object

Soundness - Justified

SP7 (Table 6.1)

Land at Shirley Oaks

These open spaces are collectively designated as Metropolitan Open Land. It would be disastrous to lose a link in this chain.

THE SHIRLEY GREEN CHAIN

The green open spaces of Shirley Oaks Village provide several links in the Shirley Green Chain. This chain starts at the South Norwood Country Park in the north and runs south through Ryland Fields, Long Lane Woods, Ashburton Playing Fields, the open spaces of Shirley Oaks Village, Trinity School playing fields, Shirley Park Golf Course and up to the Shirley Hills. From there the Green Chain continues through Heathfield, Bramley Bank Nature Reserve, Littleheath Woods and via Selsdon Park to Kings Wood at Hamsey Green. These open spaces are collectively designated as Metropolitan Open Land. It would be disastrous to lose a link in this chain.

Planning Policy Guidance Note 9

This guidance stresses the importance of nature conservation, not only on nationally important sites, but also suggests that many urban sites for nature conservation have enhanced local importance as a consequence of the relative lack of wildlife sites in built up areas.

Statutory and nonstatutory sites which provide wildlife corridors, links or stepping stones from one habitat site to another, all help to form a network necessary to endure the maintenance of the current range and diversity of our flora and fauna.

The Green Spaces in Shirley Oaks were designated as Metropolitan Open Land and today still meet the criteria for this protection. The sites (1) contain conservation and habitat interest of value at a metropolitan level and (2) forms part of the Shirley Green Chain. These are two of the criteria for Metropolitan Open Land.

The Green Spaces in Shirley Oaks Village were designated as Metropolitan Open Land and today still meet the criteria for this protection.

The sites

(1) contain conservation and habitat interest of value at a metropolitan level and

(2) form part of the Shirley Green Chain. These are two of the criteria for Metropolitan Open Land.

These sites possibly have a section 52 agreement, and are part of ownerships shared by each of the Shirley Oaks Village residents.

Re-designation of MOL falls foul of the London Plan.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

Existing dwellings to be retained or demolished? If retained the Site Area should be adjusted to take account of the existing dwellings: The Lodge, Beech House & Ash House? On the East site And the Synagogue and the two house (can't read their names) on the West side.

Infrastructure not specified to support development.

Schools are oversubscribed; GP Surgeries oversubscribed

Road system could not cope with the increase in traffic during peak travel times

Area has high water table and is subject to flooding.

London Plan

POLICY 7.17 METROPOLITAN OPEN LAND

Strategic

A The Mayor strongly supports the current extent of Metropolitan Open Land (MOL), its extension in appropriate circumstances and its protection from development having an adverse impact on the openness of MOL.

Planning decisions

B The strongest protection should be given to London's Metropolitan Open Land and inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt. Essential ancillary facilities for appropriate uses will only be acceptable where they maintain the openness of MOL.

LDF preparation

C Any alterations to the boundary of MOL should be undertaken by Boroughs through the LDF process, in consultation with the Mayor and adjoining authorities.

D To designate land as MOL boroughs need to establish that the land meets at least one of the following criteria:

- a) it contributes to the physical structure of London by being clearly distinguishable from the built up area
- b) it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London
- c) it contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan valued it forms part of a Green Chain or a link in the network of green infrastructure and meets one of the above criteria.

The London Plan 7.56



The policy guidance of paragraphs 79-92 of the NPPF on Green Belts applies equally to Metropolitan Open Land (MOL). MOL has an important role to play as part of London's multifunctional green infrastructure and the Mayor is keen to see improvements in its overall quality and accessibility. Such improvements are likely to help human health, biodiversity and quality of life. Development that involves the loss of MOL in return for the creation of new open space elsewhere will not be considered appropriate. Appropriate development should be limited to small scale structures to support outdoor open space uses and minimise any adverse impact on the openness of MOL. Green chains are important to London's open space network, recreation and biodiversity. They consist of footpaths and the open spaces that they link, which are accessible to the public. The open spaces and links within a Green Chain should be designated as MOL due to their London-wide importance.

2774/01/006/SP7 (Table 6.1)/O	Cllr Susan Winborn  <i>London Borough of Croydon</i>	Object	SP7 (Table 6.1)  Land at Shirley Oaks	Objects to the de-designation as the de-designation of these sites would not comply with Policy SP7.2 and protection of the green grid.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
2775/01/014/SP7 (Table 6.1)/O	Cllr Tim Pollard  <i>London Borough of Croydon</i>	Object	SP7 (Table 6.1)  Land at Shirley Oaks	I object to the de-designation of land on either side of Shirley Oaks Road and all around Shirley Oaks Village as Metropolitan Open Land, page 68 of the Policies Map.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

2776/01/014/SP7 (Table 6.1)/O	Cllr Helen Pollard <i>London Borough of Croydon</i>	Object	Soundness - Justified	SP7 (Table 6.1) Land at Shirley Oaks	I object to the de-designation of land on either side of Shirley Oaks Road and all around Shirley Oaks Village as Metropolitan Open Land, page 68 of the Policies Map.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
2812/01/014/SP7 (Table 6.1)/O	Cllr Jan Buttinger <i>London Borough of Croydon</i>	Object	Soundness - Justified	SP7 (Table 6.1) Land at Shirley Oaks	I object to the de-designation of land on either side of Shirley Oaks Road and all around Shirley Oaks Village as Metropolitan Open Land, page 68 of the Policies Map.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
2829/01/014/SP7 (Table 6.1)/O	Cllr Margaret Mead <i>Croydon Council</i>	Object	Soundness - Justified	SP7 (Table 6.1) Land at Shirley Oaks	I object to the de-designation of land on either side of Shirley Oaks Road and all around Shirley Oaks Village as Metropolitan Open Land, page 68 of the Policies Map.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

2841/01/008/SP7 (Table 6.1)/O	Cllr Vidhi Mohan <i>London Borough of Croydon</i>	Object	SP7 (Table 6.1)	I object to the de-designation of land on either side of Shirley Oaks Road and all around Shirley Oaks Village as Metropolitan Open Land, page 68 of the Policies Map. The de-designation would not comply with Policy SP7.2 and protection of the green grid.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for	
2842/01/014/SP7 (Table 6.1)/O	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Object	Soundness - Justified	SP7 (Table 6.1)	I object to the de-designation of land on either side of Shirley Oaks Road and all around Shirley Oaks Village as Metropolitan Open Land, page 68 of the Policies Map.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
2893/01/006/SP7 (Table 6.1)/O	Mrs Hellen McMillan	Object	SP7 (Table 6.1)	The de-designation of land as MOL is a retrograde step in the areas around Shirley Oaks estate. To build houses there is not acceptable. The areas should be designated as Local Green Space and so offered, at least, some protection.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for	

2904/06/001/SP7 (Table 6.1)/O	Mrs C E Wilson	Object	SP7 (Table 6.1) Land at Shirley Oaks	It is not justified to amend the designation. Only one of the criteria needs to be satisfied to fall within the MOL definition. It is submitted that the use of approximately one half of the MOL as statutory allotments falls within the criteria identified from the London Plan. The remaining area of approximately one half of the MOL is owned by Shirley Oaks Management Company. It is responsible for the maintenance of the land. The remainder is proposed for potential housing and not re-designation as local green space.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
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2905/06/001/SP7 (Table 6.1)/O	Mr S F A Wilson	Object	SP7 (Table 6.1) Land at Shirley Oaks	It is not justified to amend the designation. Only one of the criteria needs to be satisfied to fall within the MOL definition. It is submitted that the use of approximately one half of the MOL as statutory allotments falls within the criteria identified from the London Plan. The remaining area of approximately one half of the MOL is owned by Shirley Oaks Management Company. It is responsible for the maintenance of the land. The remainder is proposed for potential housing and not re-designation as local green space.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
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2910/02/001/SP7 (Table 6.1)/O	Ms Debbie Butler	Object	Soundness - Justified SP7 (Table 6.1) Land at Shirley Oaks	I object to the de-designation of Metropolitan Open Land around Shirley Oaks.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
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Object

SP7 (Table 6.1)

Land at Shirley Oaks

I am a member of Shirley Park Gold Club as well as a local resident. I am writing to register my objection to the following proposed gypsy and traveller sites:  
- Coombe Farm, Oaks Road, Ref 502  
- Coombe Lodge Nurseries, Conduit Lane, Ref 661  
The policies laid out on the Mayor of London, policy 7.7 clearly states that the mayor's office fully supports the protection of Metropolitan Open Land , and states that the strongest protection should be given to London MOL and inappropriate development refused. The policy lays out what needs to be established to designate an area as MOL but does not make it clear how Council can de-designate an area.  
I therefore object to any permanent traveller site being constructed on MOL, especially if the area is simply going to be de-designated without any consultation with local residents and businesses.  
I object strongly that Croydon Council can de-designate MOL or Green Belt to suit their needs to accommodate a permanent pitch. I cannot see any justification to change the designation, and intrude into the lives of the residents of Oaks Road and surrounding area. This will massively affect the attractiveness of the area and both the emotional and financial reprehension for many lives.  
Policy 7.18 relating to protection of open spaces clearly states that open spaces within London must be protected and any loss must be resisted. I cannot believe the Council would want to go against both of these policies laid down by London assembly.  
The Shirley Gold Club provides sport and social activities for up to 700 members in the local vicinity, and also provides an important ecological node in the area. The proposed sites for gypsies and travelers has come as a shock to everyone in its area, as come out of the recent press coverage and attenance at the consultation meetings.  
The history of unauthorised "pitches" in this area over the past four years has left a bitter resentment, especially in view of the residual mess and littering, and crime that is accompaied their trepass. This does not change when the site is official.  
On each occasion that gypsies/travellers have been in the area, the residents have been affected by verbal and physcial abuse. We also have a junior section at the club and children play in the comp during holiday period, as well as weekends. They are often unaccompanied and parents need to

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

know that they are in a safe environment. The proposed sites would change that. Please consider other sites.

2924/01/001/SP7 (Table 6.1)/O Mr Roohi F Khan	Object	SP7 (Table 6.1) Land at Shirley Oaks	I object to the de-designation of the Metropolitan Open Land for the use of 1.8ha  (1) This would result in the loss of green corridor between Shirley Oaks and surrounding area. It will completely change the character of the area. (2) The present local and immediate road infrastructure does not and will not cope with additional traffic (3) Disturbance to and loss of wildlife (there is evidence of badger sets in these locations) (4) Increased environmental pollution	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
2925/01/001/SP7 (Table 6.1)/O Mr T Beavall	Object	Soundness - Justified SP7 (Table 6.1) Land at Shirley Oaks	Object to the de-designation of Metropolitan Open Land at Shirley Oaks	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
2931/01/011/SP7 (Table 6.1)/O Mr John Newman	Object	SP7 (Table 6.1) Land at Shirley Oaks	I object to the de-designation of the Metropolitan Open Land around Shirley Oaks Village.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

2947/01/001/SP7 (Table 6.1)/O	Mr & Mrs F & G Economides	Object	SP7 (Table 6.1)	Referring to Croydon Council development of Shirley Oaks Village we strongly object to your planning application.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for	
2974/01/002/SP7 (Table 6.1)/O	Jane Bowden	Object	SP7 (Table 6.1)	2) I understand that the Council are seeking to de-designate various pieces of land on either side of Shirley Oaks Road and around Shirley Oaks village, so that it is no longer Metropolitan Open Land, with a view to potentially building between 304 and 751 new homes. (Reference numbers 128, 504, 541, 542 & 548). Open, green land is essential to maintain a pleasant living area, and to maintain the character of the area. In addition, this number of additional dwellings would seriously overwhelm the local infrastructure. In particular, the local road infrastructure could not cope with the additional traffic.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for	
3001/01/014/SP7 (Table 6.1)/O	Mr John Helen	Object	SP7 (Table 6.1)	the Council plans to de-designate the Metropolitan Open Land on either side of Shirley Oaks Road and all around Shirley Oaks Village (page 68, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals). Metropolitan Open Land has the same protection from development as the Green Belt. The Council is proposing to remove this designation so that most of this land can be used for new housing.	I will be objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I will also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3002/01/001/SP7 (Table 6.1)/O Mr John Hitchcock	Object	SP7 (Table 6.1) Land at Shirley Oaks	<p>Our family has lived on Shirley Oaks Village approx 20 years ago and understood the village to be a Private estate and I am writing to object to the de-designation of the open land around the village and to the use of five sites for housing.</p> <p>The land rightfully belongs to the residents, the area and roads will become congested and property values will decrease.</p>	Change	<p>The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field &amp; wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for</p>
3005/01/007/SP7 (Table 6.1)/O Mr John Roberts	Object	SP7 (Table 6.1) Land at Shirley Oaks	<p>I am writing to object to: De-designation of the Metropolitan Open Land around Shirley Oaks Village,</p> <p>My objections are based on the following:</p> <ul style="list-style-type: none"> <li>i. The change in local designation and subsequent development would lead to a material reduction to an important green space and amenity within a basically urban area,</li> <li>ii. The effect and congestion on the local infra-structure which would be caused by the building of more housing to an already densely developed site,</li> <li>iii. The effect on existing property values of property to Shirley Oaks and surrounding areas caused by the reduced amenity and congestion.</li> </ul> <p>I urge that the Council should take these and other objections in consideration and not continue with their plans to re-designate the area described above.</p>	Change	<p>The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field &amp; wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for</p>
3017/01/002/SP7 (Table 6.1)/O Mr Chris Connor	Object	SP7 (Table 6.1) Land at Shirley Oaks	<p>1. Re-designation of the Metropolitan Open Land around Shirley Oaks Village.</p> <p>When Shirley Oaks Village was built the land was MOL. The houses were priced accordingly and people moved to the village because of it. We bought our first home and subsequent home there and raised our family. It was, still is and should remain a vital green corridor. If the council are set on changing it's status it should be designated as Local Green Space. Green areas are vital to residence well being. Re-designating to allow building will have an adverse effect on the area (see below)</p>	Change	<p>The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field &amp; wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for</p>



3045/01/003/SP7 (Table 6.1)/O	Mr Stuart Marsh	Object	SP7 (Table 6.1)	I object to the de-designation of Metropolitan Open Land around Shirley Oaks Village.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for	
3047/01/002/SP7 (Table 6.1)/O	Mr Brian Jacobs	Object	SP7 (Table 6.1)	<p>I am writing to object to all the proposed changes and plans affecting the Shirley neighbourhood as advised to me by Gavin Barwell and the Executive Committee of Spring Park Residents Association.</p> <p>1) I object strongly to any plans to change the definition of existing land and use.</p> <p>2) When dealing with the further extension of Shirley Oaks site I am disturbed by the fact there are just two access points i.e.. Shirley Road and Wickham Road the later being onto the A232 which is very busy all day and particularly during rush hour periods, when traffic backs up westwards to the Shirley Road roundabout and beyond.</p> <p>3) The proposals for Shirley Oaks, given to me indicate land being suitable for between 304 and 751 additional homes. As many properties nowadays have at least one car this will have a serious additional congestion to Shirley and Wickham Roads.</p> <p>4) Additionally, development of this size would have a serious demand on existing schools (primary particularly), doctors and other local</p>	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for	
3077/01/006/SP7 (Table 6.1)/O	Mrs Clare Gardner	Object	Soundness - Justified	SP7 (Table 6.1)	<p>2.The de-designation of:</p> <ul style="list-style-type: none"> <li>•Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation;</li> <li>•Coombe Road Playing Fields as Green Belt, site reference 662;</li> <li>•Land at Shirley Oaks;</li> <li>•Rowdown Fields site reference 636 (New Addington does not need another secondary school) as the de-designation of these sites would not comply with Policy SP7.2 and protection of the green grid;</li> </ul>	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3080/01/004/SP7 (Table 6.1)/O Mr John Mills	Object	SP7 (Table 6.1) Land at Shirley Oaks	I object to the de-designation of the Metropolitan Open Land around Shirley Oaks Village. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
3087/01/008/SP7 (Table 6.1)/O Mrs Halina Tutt	Object	SP7 (Table 6.1) Land at Shirley Oaks	Shirley - This lovely part of Croydon seems to be the worst affected by the Council's proposals. Croydon Council plans to de-designate the Metropolitan Open Land on either side of Shirley Oaks Road and all around Shirley Oaks Village. Metropolitan Open Land has the same protection from development as the Green Belt. The Council are proposing to remove this designation so that most of this land can be used for new housing. I am objecting to the decision to de-designate this land as Metropolitan Open Land. If the Council won't keep it as such, it should at least designate it as Local Green Space so that it has some protection. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, but trust me, the local roads couldn't cope with the additional traffic. If you ever travel on Wickham Road, Addiscombe Road or Lower Addiscombe Road at rush hour you will agree with me. The traffic is already horrendous and more housing would simply treble this problem.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
3098/01/006/SP7 (Table 6.1)/O Mr Derrick Thurley	Object	SP7 (Table 6.1) Land at Shirley Oaks	1De-designation of the Metropolitan Open Land around Shirley Oaks Village thus enabling the following sites to be built on.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3109/01/002/SP7 (Table 6.1)/O	Mr Dominic Quinn  A3 Architecture London LTD	Object	SP7 (Table 6.1)  Land at Shirley Oaks	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
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3113/01/003/SP7 (Table 6.1)/O	Mr Stuart Beaton	Object	SP7 (Table 6.1)  Land at Shirley Oaks	<p>I am writing to lodge my objection to some of the proposals contained in the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals.</p> <p>In particular:</p> <p>1. Shirley Oaks</p> <p>The proposal to re-designate the Metropolitan Open Land on Shirley Oaks Road and around Shirley Oaks Village so that it can be used for new housing (page 68, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals).</p> <p>My main objections are:</p> <p>This would result in the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area.</p> <p>The local road network could not cope with the additional traffic.</p> <p>Insufficient local infrastructure to cope with the increased population.</p> <p>Conclusion</p> <p>The proposals I have highlighted can only be viewed as negative. If adopted, they will increase the local population - and the density of that population - without providing any supporting infrastructure. The new residents from the planned apartment blocks and traveller sites will need additional public services such as schools, medical services and shops. Older residents will give way to young families who require greater social support, yet no additional resources are identified to help manage the changing demographic. Traffic congestion along already busy roads will increase, as will pollution and accident black-spots. The few remaining green spaces will disappear. Overall, the proposals signal a reduction in the quality of life for both the existing residents and the newcomer</p>	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
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3137/01/004/SP7 (Table 6.1)/O	Clive Smith	Object	SP7 (Table 6.1)	6 marigold way cr08yd objects to the planning proposals which are being planned for shirley oaks village,this land rightfully belongs to the residents,leave our green areas alone.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for	
3190/01/007/SP7 (Table 6.1)/O	Sonya Millen	Object	SP7 (Table 6.1)	I am objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for	
3215/01/001/SP7 (Table 6.1)/O	Mr Steve White	Object	Soundness - Justified	SP7 (Table 6.1)	I am therefore writing to formally object to: 1.de-designation of the Metropolitan Open Land around Shirley Oaks Village	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3220/01/002/SP7 (Table 6.1)/O Shirley Kecek	Object	SP7 (Table 6.1) Land at Shirley Oaks	I wish to strongly object about the new proposals for building on Shirley Oaks. I have lived here since my house was built in 1988, we were assured that there would be no more builds on this site. All residents on Shirley Oaks, have paid maintenance to keep the grounds and surrounding areas in prestige condition. We all paid a very high price for our houses, to have a beautiful area to bring up our children, and a safe place for them to grow up. Building on Shirley Oaks will de value our houses, cause disruption and the village will lose it's identity.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
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3235/01/014/SP7 (Table 6.1)/C Mr Peter Kenny		SP7 (Table 6.1) Land at Shirley Oaks	I am writing to object to De-designation of the Metropolitan land around Shirley Oaks Village	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
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3277/01/007/SP7 (Table 6.1)/O Mr Terrence McCarthy	Object	SP7 (Table 6.1) Land at Shirley Oaks	I object to the de-designation of the Metropolitan Open Land around Shirley Oaks Village.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
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3279/01/003/SP7 (Table 6.1)/O Terry Lewin

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

I object to the de-designation of the Metropolitan open land around Shirley Oaks village.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3292/01/001/SP7 (Table 6.1)/O Mr Matthew Blanshard

Object

Soundness - Justified

SP7 (Table 6.1)  
Land at Shirley Oaks

I am writing to strongly object to proposals to changes in Shirley regarding changing the classification of green areas from MOL so it can be built on along with proposals to create traveler sites near Coombe gardens or the farm.

Shirley has always been a beautiful place with lots of green land, please don't ruin it.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3323/01/003/SP7 (Table 6.1)/O Daila Bradley

Object

Soundness - Justified

SP7 (Table 6.1)  
Land at Shirley Oaks

When you include the Council's plans to re-designate the Metropolitan Open Land on either side of Shirley Oaks Road and all around Shirley Oaks Village (page 68, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals) it appears you intend total destruction of the character of the area.

You are obviously aware that Metropolitan Open Land has the same protection from development as the Green Belt, and you surely cannot be oblivious to the fact that open spaces are incredibly important in any urban environment.

Shirley is, and has always been, a part of Croydon with quite a lot of open space and as such is attractive to residents with families, people who want to be able to have a pleasant walk to their local amenities and people who, generally, move here and then stay until they are carried out.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3324/01/001/SP7 (Table 6.1)/O	Mr Dale Cornish	Object	Soundness - Justified	SP7 (Table 6.1) Land at Shirley Oaks	Further to the concerning developments planned for Upper Shirley, I enclose a letter against the proposals.  Supplementary to this, I believe that, although I may never be able to live there, the green areas there are very important for Croydon as a whole. Living in South End I often relax in this area at the weekends, or with my family. To destroy this rare serenity with any kind of additional housing/accommodation (whoever the envisaged residents, be these travellers or lifelong Croydon residents) seems to totally undermine the importance of the green belt and how important these spaces are.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
3326/01/001/SP7 (Table 6.1)/O	Mr Daniel Yip	Object		SP7 (Table 6.1) Land at Shirley Oaks	As a resident of Shirley Oaks Village I object to these proposals, the inconvenience of these actions will affect the current area in a negative way and that since we are paying the maintenance for the land/grass area that we own, we strongly object to these proposals. Since we are a registered holder of a share from the Shirley Oaks Management Limited/First Port Property Services, we do not wish for these proposals to be placed in action.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
3337/01/001/SP7 (Table 6.1)/O	Mr Roger Willaimes	Object	Soundness - Justified	SP7 (Table 6.1) Land at Shirley Oaks	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.  If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3342/01/002/SP7 (Table Mr Keith Cooper  
6.1)/O

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

It would seem the council propose completely destroying the Metropolitan Open Land in Shirley and building all over it - this is total madness as there is only 1 road through the Shirley Oaks estate with only 1 small unreliable single decker bus (367) serving the estate! Already the estate is flooded with cars parked everywhere and as most family houses have at least 2 cars where are all the extra cars going? What about our local services, sewers, schools, doctors, dentists etc, we are already short of these in Shirley, there is so much wrong with this plan it is hard to put it all into words!  
I thought Metropolitan Open Land was protected, but then having said that the council are proposing building Gipsy encampments on Green Belt land - ridiculous, immoral and probably illegal!

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3351/01/006/SP7 (Table Mr & Mrs Haslam  
6.1)/O

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

I object to The dedesignation of land either side of Shirley Oaks Road (541/2) and around Shirley Oaks village (128/504/548). While some extremely limited and carefully designed additional development may be feasible, anything further would change the character of the area for the worse and put further strain on the over-trafficked A232 (see 1(a)) above, especially given expected increase in traffic following the Westfield development. The very wide range in number of dwellings foreseen for these sights indicates that only limited evaluation of the sites has taken place inadequate to include proper consideration of the character of the area. Please also note that Shirley does not benefit from access to the Tramlink network and increased development will rely wholly upon the A232.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3354/01/011/SP7 (Table Dr Bob Wenn  
6.1)/O

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

I object to the de-designation of Metropolitan Open Land around Shirley Oaks Village.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for



3356/01/001/SP7 (Table 6.1)/O	Mr Rishi Gohill	Object	Soundness - Justified	SP7 (Table 6.1) Land at Shirley Oaks	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
3358/01/001/SP7 (Table 6.1)/O	Joy Harris	Object	Soundness - Justified	SP7 (Table 6.1) Land at Shirley Oaks	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
3372/01/004/SP7 (Table 6.1)/O	Alison Larmand	Object		SP7 (Table 6.1) Land at Shirley Oaks	Please be advised that I would like to enter an objection to Croydon Council's plans to de designate several land spaces in order to enable the positioning of three gypsy/traveler sites in the green belt and also the development of homes on some of the green spaces. I am a resident of Shirley and feel that this would really change the area with negative outcomes. I have young children that enjoy the open spaces around Shirley and beyond and we would be extremely disappointed to lose that not to mention the increase in traffic coming into the areas and pollution to our air quality.		Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

Object	Soundness - Justified	SP7 (Table 6.1)	First, the Council plans to de-designate the Metropolitan Open Land on either side of Shirley Oaks Road and all around Shirley Oaks Village (page 68, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals). Metropolitan Open Land has the same protection from development as the Green Belt. The Council is proposing to remove this designation so that most of this land can be used for new housing. The draft Local Plan identifies five sites: <ul style="list-style-type: none"><li>•the land at Poppy Lane is identified as suitable for 51 to 107 homes (pages 445-446, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 128);</li><li>•Stroud Green Pumping Station, 140 Primrose Lane, including the conversion of the locally-listed pumping station, is identified as suitable for 26 to 68 homes (pages 451-452, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 504);</li><li>•land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for 80-215 homes (pages 453-454, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 541);</li><li>•land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes (pages 455-456, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 542); and</li><li>•land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes (pages 457-458, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 548).</li></ul> I will be objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). If	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I will also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.

3379/01/005/SP7 (Table 6.1)/O	Mr Tim Cattell	Object	SP7 (Table 6.1) Land at Shirley Oaks	While appreciating that Croydon Council, in common with many others, needs to make space available for new housing development, I consider it extremely destructive to undertake wholesale de-designation of Metropolitan Open Land, removing all protection for areas which serve as green corridors between existing development, as is proposed in the Plan for most of the Shirley Oaks site. It would not be impossible surely to achieve partial de-designation, retaining the original purpose of Metropolitan Open Land.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
3380/01/003/SP7 (Table 6.1)/O	Sylvia Dibbs	Object	SP7 (Table 6.1) Land at Shirley Oaks	The Council should consider very carefully its responsibilities to present and future generations before riding rough shod over existing designations of Metropolitan Open Land (MOL). This type of land is necessary for the well being of everyone and even for the wildlife. Once lost it will never be retrievable, (page 68 referring to Shirley Oaks Village). The restorative nature of the area would be changed and it is doubtful if the local roads could cope or even be changed to cope.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
3386/01/001/SP7 (Table 6.1)/O	Ms Aditya Doshi	Object	SP7 (Table 6.1) Land at Shirley Oaks	I am a resident of 194 Shirley road and I am writing to voice my strong opposition to the planned proposals to change the designation of the metropolitan open land to non-metropolitan land.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3403/01/001/SP7 (Table 6.1)/O	Mr & Mrs Green	Object	SP7 (Table 6.1)	As previous residents of Shirley Oaks Village we are horrified at your proposals to cancel the Metropolitan Open Land Protection, eliminating the green space and causing considerable traffic problems.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
3430/01/014/SP7 (Table 6.1)/O	Mr Donald Speakman	Object	SP7 (Table 6.1)	I object to the de-designation of land on either side of Shirley Oaks Road and all around Shirley Oaks Village as Metropolitan Open Land, page 68 of the Policies Map.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
3433/01/001/SP7 (Table 6.1)/O	Mrs D Tcholakova	Object	SP7 (Table 6.1)	Save Shirley Oaks I am not supporting the new development on our green areas	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3438/01/003/SP7 (Table Mr D Lane 6.1)/O

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

I object to the de-designation of the Metropolitan Open Land around Shirley Oaks Viillage. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3445/01/001/SP7 (Table Mr E King OBE 6.1)/O

Object

Soundness - Justified

SP7 (Table 6.1)  
Land at Shirley Oaks

Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.

If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3461/01/002/SP7 (Table Mr F Kurum 6.1)/O

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

I am writing to object to:  
1. De-designation of Metropolitan Open Land around Shirley Oaks Village  
If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Space.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3465/01/013/SP7 (Table Mr & Mrs Hobbs  
6.1)/O

Object

SP7 (Table 6.1)

Land at Shirley Oaks

I am writing to you to object to the resignation of the Metropolitan Open Land around Shirley Oaks Village.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3472/01/002/SP7 (Table Ms Caroline Elizabeth Joyce  
6.1)/O

Object

SP7 (Table 6.1)

Land at Shirley Oaks

I am writing to strongly object the proposals to change the designated grass areas in Shirley Oaks Village from Metropolitan Open Land to non – Metropolitan land. This land is our land for the use of Shirley Oaks residents who pay to maintain it.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

- There are drainage issues within Shirley Oaks Village and further development to our land could cause numerous problems for Croydon Council cost wise on maintenance of properties built on the land.
- There is only 1 hopper bus route along these designated areas which is delayed on numerous occasions, this could cause transport problems if 683 homes are built
- The impact this amount of properties would mean to already overstretched NHS service and schools.
- The wildlife living in the woods and green areas of Shirley oaks will be destroyed. Trees will be destroyed
- The traffic and parking will be congested in the area. Highway safety is at risk as there are no zebra throughout Shirley Oaks Village.
- The noise and disturbance caused by this many properties being built in an already over developed area.
- The impact this will have on a largely retired community regarding disabled

3480/01/001/SP7 (Table Mr Wei Chang Yip  
6.1)/O

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

As residents of Shirley oaks village.  
We strongly object to the proposed  
use of our shared owned land for  
development sites.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3493/01/001/SP7 (Table Mr G Greenland  
6.1)/O

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

I am writing this email to STRONGLY object to the council's proposals for the re-designation of green belt land and the building on this land of homes and traveller sites. I agree that we need housing in Croydon however these new homes should be built on brown field sites, instead of destroying some of the nicest areas in the borough that can be enjoyed by all of Croydon's residence. Please count this email as "official" objection. If there is more formal method of raising an objection so it is properly counted can you please advise me of it.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3508/01/005/SP7 (Table Jennifer Worstall  
6.1)/O

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

I object to proposals to destroy open green spaces in Shirley Village. The Council wants to take away the status of Metropolitan Open Land for some of these green spaces, to make them easier to build on. What is the necessity or precedent for this? If all the open spaces in Shirley Village are to be built over with blocks of flats, the character of the area (green spaces with 2/3 storey houses/flats) will be changed forever. There is potentially a problem with drainage too as the open green spaces absorb much of the heavy rainfall we experience now. The local roads in this development as it is now, are far too small to cope with the increase there would be in traffic.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3510/01/005/SP7 (Table Katrina Neal  
6.1)/O

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

As a long term resident of Shirley/West Wickham and one who has seen many changes over the years, I am strongly objecting to the de- designation of the Metropolitan Open Land around Shirley Oaks. Village

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3512/01/001/SP7 (Table Rhodri Flower  
6.1)/O

Object

Soundness -  
Justified

SP7 (Table 6.1)  
Land at Shirley Oaks

I write with reference to your document 'Changes to the Policies Map (Policy DM43)', and in specific reference to sites 541, 542, 548, 128 and 504. These sites are all open space surrounding the development known as Shirley Oaks Village.

I wish to object to the proposals to re-classify the land and make it eligible for planning permission and the building of homes. In my opinion it is essential to preserve the open space for the use of local residents. It is well used for recreation, dog walking etc. It is also an important part of the character of Shirley Oaks Village and would change the nature of that development.

I bought a house on Primrose Lane in June 2015 and a large factor in my decision to buy was the amount of open space available locally. I understand that Croydon Council designated this land as 'Amenity Open Land' in 1985 because of under-sized gardens in Shirley Oaks Village and transferred it to the Shirley Oaks Management Company, which has maintained it ever since. As a house owner I am a shareholder in that company.

I strongly object to your proposals.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for



3526/01/005/SP7 (Table 6.1)/O Linda Stevens

Object

Soundness - Justified

SP7 (Table 6.1)

Land at Shirley Oaks

I wish to voice my concerns regarding the following:

I totally object to any reduction of green space in the borough of Croydon in favour of development.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3535/01/006/SP7 (Table 6.1)/O Mr & Mrs Spence

Object

SP7 (Table 6.1)

Land at Shirley Oaks

SHIRLEY OAKS VILLAGE-

I refer to the proposed changes to the planning policies to allow Croydon Council to build new homes on the Amenity Open Land at the above. The Amenity Open Land was granted in part, due to the extremely small rear gardens. Also I and other people in the village for many years here contributed to its up keep at no cost to Croydon Council. To lose this land will greatly impact on the peaceful enjoyment that I and my neighbours have in using this land as well as the general impact on the area of high density building, changing the character of our village forever.

No doubt this development will result in many trees and flowers being sacrificed which help to sustain the urban wildlife such as various birds, bats, foxes, badgers and bees etc. There seems to be little consideration for this urban oasis! Whilst I understand central government's drive for more houses, I find it hard to believe that Croydon Council needs this land in order to fulfil its housing quota, given the Westfield and other developments proposed in Croydon. There are also other lands, such as those owned by the local NHS hospital that would be suitable for development and at the same time give ready money to the NHS.

Furthermore, the existing main roads are already inadequate to service the village without adding a further 751 homes along with the years of road works that will be associated with upgrading the utilities, make travelling through the village more difficult and dangerous. I urge you to reconsider your plans

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3547/01/003/SP7 (Table 6.1)/O Mr I Fuell

Object

Soundness - Justified

SP7 (Table 6.1)  
Land at Shirley Oaks

I am writing to object to:  
2.De-designation of the Metropolitan Open Land around Shirley Oaks Village

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3566/01/001/SP7 (Table 6.1)/O Maureen Wilcox

Object

Soundness - Justified

SP7 (Table 6.1)  
Land at Shirley Oaks

Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.

If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3568/01/014/SP7 (Table 6.1)/C Mr Mike Jones

SP7 (Table 6.1)  
Land at Shirley Oaks

The de-designation of the Metropolitan Open Land around Shirley Oaks Village in particular such as the use of the following for housing

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3580/02/001/SP7 (Table 6.1)/O Mr Michael Hewish	Object	SP7 (Table 6.1)	The primary objection is against de.designation and that the designation of MOL should continue and that classification protect the land from all proposed development. The secondary objection is that in the event the MOL de-designation were pursued, all the MOL should then fall to be classified as LGS.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
3582/01/003/SP7 (Table 6.1)/O Mr Leeroy Purcell	Object	SP7 (Table 6.1)	I have seen a poster for some proposed developments. It was attached to a lamppost.  I am a resident of Shirley Oaks Village. I am concerned about these development proposals. I do not think it is a good idea. I believe it will have a negative impact on the area and the residents.  How likely is it that there will be residential developments built in this area?  Is there any further information relating to this proposed developments in shirley oaks village? I cannot find relevant information on the croydon council website.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
3699/01/014/SP7 (Table 6.1)/O Cllr J Cummings	Object	Soundness - Justified	SP7 (Table 6.1)	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
Land at Shirley Oaks	I object to the de-designation of land on either side of Shirley Oaks Road and all around Shirley Oaks Village as Metropolitan Open Land, page 68 of the Policies Map.				

3723/01/002/SP7 (Table 6.1)/O Mrs j Middleton	Object	SP7 (Table 6.1)	I am writing to object to de-designation of the Metropolitan Open Land around Shirley Oaks Village.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for		
3735/01/001/SP7 (Table 6.1)/O Mr Tim Duce	Object	Soundness - Justified	SP7 (Table 6.1)	I strongly object to any plan to build on Metropolitan Open Land. There are plenty of brown field sites available in Croydon and the MOL should be re-designated as Local Green Space.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for	
3744/02/001/SP7 (Table 6.1)/O Diane Simpson	Object	Soundness - Justified	SP7 (Table 6.1)	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3769/01/010/SP7 (Table Mr K George  
6.1)/O

Object

SP7 (Table 6.1)

Land at Shirley Oaks

I am also concerned that up you consider there is space for up to to 751 houses in the Shirley Oaks Road area. References 128. 504 541 542 548. This would lead to the elimination of green space in that area and therefore I think at least 3 of these areas should be Local Green Spaces if not Metropolitan open land.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

Land at Shirley Oaks

RE: LAND ON EITHER SIDE OF SHIRLEY OAKS ROAD, SHIRLEY OAKS VILLAGE, POPPY LANE; STROUD GREEN PUMPING STATION; COOMBE FARM, COOMBE LODGE NURSERIES off Conduit Lane, land west of Shirley Oaks Road, rear of 5-13 Honeysuckle Gardens OBJECTION TO DE-DESIGNATION GREEN BELT ; SHIRLEY, NEW ADDINGTON, FOREST HILL

We have lived in the Borough of Croydon for 30 years and value its vibrancy and diversity.

As Croydon ratepayers we object to the de-designation of Metropolitan Open Land generally, especially land detailed above, which will change forever Croydon's character.

We would ask you to encourage policies/development to:

1. Build new housing on brown field sites by all means AND preserve invaluable green space for the benefit of the community of Croydon;
2. Protect green belt land and preserve the green corridors we desperately vital for wildlife and biodiversity;
3. Amend the tall buildings policy and keep the tall building zone where it is suited in the centre of town;
4. Utilise brownfield sites for new low-level housing only where it can be developed alongside new GP surgeries, schools and improved public transport;
5. Traveller sites are not appropriate in the green belt and is a clear breach Policy E of Planning Policy for Traveller Sites. When travellers camped on Addington Playing Fields in 2012/13 they left rubbish, debris, waste, and deterioration to a local green space. Sadly true of most traveller sites.

"Nowadays people know the price of everything and the value of nothing". Green Belt is vital and precious. Once lost for future generations and will not be replaced by developers.

We understand the need for housing, schools, hospitals and infrastructure. Are the Developers investing these also alongside their building investments?

Please protect our few remaining green spaces on the borough map, by making better use of brown field sites.

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3785/01/007/SP7 (Table 6.1)/O Jenny Greenland	Object	SP7 (Table 6.1)	I object to the de-designation of the site in Shirley as MOL. If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I enjoy this space every weekend and meet many like minded people. I also be object to the site being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic as it struggles now. I am happy for the Council to replace under-used garages with much-needed homes, but I object to building on open space.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
3790/01/002/SP7 (Table 6.1)/C Mr & Mrs Derrick	Soundness - Consistent with National	SP7 (Table 6.1)	To remove the protection of the Metropolitan Open Land from Green Belt status to build housing etc. is criminal and should be stopped by the law of the land.  We live very close to Shirley Oaks Village and the Stroud Green Pumping Station (ref: No; 504) and no way can we entertain your proposals for these areas - you will destroy the whole region by your ridiculous proposals. Also the infrastructure of this part of Shirley is not built to withstand the increase in traffic.  The whole idea of using this these areas in this proposed way does not meet with our approval.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
3792/01/004/SP7 (Table 6.1)/O Mr Simon Bradley	Object	SP7 (Table 6.1)	Add to that the Council's plans to de-designate the Metropolitan Open Land on either side of Shirley Oaks Road and all around Shirley Oaks Village (page 68, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals) and you are genuinely proposing a complete and total destruction of the character of the area. You are obviously aware that Metropolitan Open Land has the same protection from development as the Green Belt, and you surely cannot be oblivious to the fact that open spaces are incredibly important in any urban environment. Shirley is, and has always been, a part of Croydon with quite a lot of open space and as such is attractive to residents with families, people who want to be able to have a pleasant walk to their local amenities and people who, generally, move here and then stay until they are carried out.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3793/01/003/SP7 (Table 6.1)/O Mr Stephen Barnes

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

Second, the Council plans to de-designate the Metropolitan Open Land on either side of Shirley Oaks Road and all around Shirley Oaks Village (page 68, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals). Metropolitan Open Land has the same protection from development as the Green Belt. The Council is proposing to remove this designation so that most of this land can be used for new housing.  
I object to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I also object to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3804/01/009/SP7 (Table 6.1)/O Cllr L Hale

*London Borough of Croydon*

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

I object to the de-designation of land on either side of Shirley Oaks Road and all around Shirley Oaks Village as Metropolitan Open Land, page 68 of the Policies Map. In general terms I find the green belt issue really worrying as I think this is a gradual process which is weakening our policy throughout the borough with the inevitable building that will occur on MOL.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3804/01/008/SP7 (Table 6.1)/O Cllr L Hale

*London Borough of Croydon*

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

I object to the de-designation of land on either side of Shirley Oaks Road and all around Shirley Oaks Village as Metropolitan Open Land, page 68 of the Policies Map. In general terms I find the green belt issue really worrying as I think this is a gradual process which is weakening our policy throughout the borough with the inevitable building that will occur on MOL.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for



Object

SP7 (Table 6.1)

Land at Shirley Oaks

I write to you with my objections to the proposed Croydon Local Plan, specifically on the points below.

- the land at Poppy Lane is identified as suitable for 51 to 107 homes (pages 445-446, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 128);
- Stroud Green Pumping Station, 140 Primrose Lane, including the conversion of the locally-listed pumping station, is identified as suitable for 26 to 68 homes (pages 451-452, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 504);
- land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for 80-215 homes (pages 453-454, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 541);
- land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes (pages 455-456, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 542); and
- land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes (pages 457-458, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 548).

I object to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I also be object to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3809/01/002/SP7 (Table 6.1)/O	Mr Ian Leonard	Object	SP7 (Table 6.1) Land at Shirley Oaks	the Council plans to de-designate the Metropolitan Open Land on either side of Shirley Oaks Road and all around Shirley Oaks Village (page 68, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals) but Metropolitan Open Land has the same protection from development as the Green Belt. However, the Council is proposing to remove this designation so that most of this land can be used for new housing.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
3820/01/006/SP7 (Table 6.1)/O	Mrs & Mrs Linter	Object	SP7 (Table 6.1) Land at Shirley Oaks	I object to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I also object to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
3826/01/010/SP7 (Table 6.1)/O	Ms L Pinkney	Object	SP7 (Table 6.1) Land at Shirley Oaks	I object to the Councils proposal to de-designate the Metropolitan Open Land of Shirley Oaks Road and Shirley Oaks Village as the local infrastructure could not cope.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3842/00/005/SP7 (Table 6.1)/O Ms M de Villiers	Object	Soundness - Justified	SP7 (Table 6.1) Land at Shirley Oaks	<p>I object to the plans to de-designate the Metropolitan Open Land on either side of Shirley Oaks Road. This open land is key to the area and developing it will ruin the feel of the parks and walks that I love and that make me want to live in Croydon.</p> <p>The Croydon local plan should be a positive thing, building on the good and positive things that Croydon already has going for it, not destroying them. Open Spaces, good gardens and some lovely residential properties.</p>	Change	<p>The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field &amp; wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for</p>
3844/01/009/SP7 (Table 6.1)/O Lee Kirby-Walker	Object		SP7 (Table 6.1) Land at Shirley Oaks	<p>Designation of the metropolitan Open Land around Shirley Oaks Village; The use of the following five sites for housing</p> <ul style="list-style-type: none"> <li>• Land at Poppy Lane reference number 128</li> <li>• Stroud Green Pumping Station, 140 Primrose Lane reference number 504</li> <li>• Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541</li> <li>• Land to the west of Shirley Oaks Road reference number 542 and</li> <li>• Land to the rear of 5-13 Honeysuckle Gardens reference number 548</li> </ul> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated a Local Green Spaces.</p>	Change	<p>The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field &amp; wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for</p>
3845/01/001/SP7 (Table 6.1)/O Mr M Foster	Object		SP7 (Table 6.1) Land at Shirley Oaks	<p>I wish to lodge an objection to all five sites where the decision to de-designate this land as Metropolitan Open space land and to build housing upon them, not only would we be losing vital open space and change the very character of the area, I believe the local road infrastructure would not cope with any more traffic, why must the council continual to try and ruin areas that people like.</p> <p>At the moment this area as a rural feel to it, nice green spaces and a open aspect which we would loose if these plans were to go ahead. I would ask the council to think very hard before implementing these plans before we have another area that people want to move out of instead of to, these plans will not improve the area quite the reverse, where at the moment people like to live here.</p>	Change	<p>The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field &amp; wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for</p>

3876/01/001/SP7 (Table 6.1)/O Edwina Morris

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

We have read and considered the proposals set out in the consultation documents and we are writing to object to the de-designation of Metropolitan Open Land around Shirley Oaks Village.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3893/01/001/SP7 (Table 6.1)/O Jan Payne

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

I fully accept that there is a need for more housing in the Croydon area but I am nevertheless writing to object to the proposed drastic changes/alterations to the Shirley area of Croydon which will seriously impact on local amenities (including Schools and medical resources) road usage and safety and house values for existing residents, as well as seriously impacting detrimentally on all of the reasons that people choose to live in Shirley. People who chose to live in Shirley deliberately chose this area because there weren't a lot of flats or a significantly high density of population and paid a purchase price commensurate with their choice of residential location, they certainly do not expect to have council plans foisted on them and to see their house values and their quality of life plummet.  
  
Specifically I am writing to object to the de-designation of the site.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3897/01/005/SP7 (Table 6.1)/O Cllr M Neal

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

I object to the de-designation of land on either side of Shirley Oaks Road and all around Shirley Oaks Village as Metropolitan Open Land, page 68 of the Policies Map.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3899/02/001/SP7 (Table 6.1)/O Ms E Rudduck	Object	SP7 (Table 6.1) Land at Shirley Oaks	<p>As a resident of the Shirley area who will be affected by the planned development of the Shirley area, I am writing to strongly object to the de-designation of the Metropolitan Open Land around Shirley Oaks Village – it is important that the Open Land is kept to allow the wildlife to flourish and the character of Shirley to be maintained;</p> <p>Please strongly consider other more suitable sites for development, such as brownfield sites, which would leave current residential areas with the character and aesthetic appeal which the local residents value so highly.</p>	Change	<p>The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field &amp; wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for</p>
3908/01/001/SP7 (Table 6.1)/O Mr & Mrs Ishaq	Object	SP7 (Table 6.1) Land at Shirley Oaks	<p>I would like to object to: de-designation of the Metropolitan Open Land around Shirley Oaks Village;</p>	Change	<p>The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field &amp; wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for</p>
3915/01/001/SP7 (Table 6.1)/O Mr & Mrs R White	Object	SP7 (Table 6.1) Land at Shirley Oaks	<p>I wish to register my objections to the proposed change of status to Non Metropolitan Land from Metropolitan Open Land. When we purchased our house 5 years it was done with the comfort of knowing that the surrounding land was protected from re development. We do not want this land to be re developed.</p>	Change	<p>The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field &amp; wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for</p>

3927/01/001/SP7 (Table 6.1)/O Mr & Mrs Mollison	Object	SP7 (Table 6.1) Land at Shirley Oaks	I would like to object on behalf of my Husband - John Mollison and myself Carol Mollison to the building of any houses or anything on the Metropolitan Open Land (Green Belt ) pursuant to Shirley Oaks Village. Our green land should stay as green land and not be built on. Please accept this email as our strongest objection to this plan,.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
3930/01/003/SP7 (Table 6.1)/O Mr & Mrs Shutter	Object	SP7 (Table 6.1) Land at Shirley Oaks	The de-designation of Green belt land and Metropolitan Open land for building is quite frankly the sort of policy which is incredibly short-sighted; the green belt was put in place to provide open space for local residents, not to provide cheap building land for development	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
3933/01/001/SP7 (Table 6.1)/O Mr & Mrs Thacker	Object	SP7 (Table 6.1) Land at Shirley Oaks	I object to the de-designation of the site.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3942/01/001/SP7 (Table 6.1)/O	Mr Scott Hunter	Object	SP7 (Table 6.1) Land at Shirley Oaks	I object to the de-designation of the site.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
3943/01/001/SP7 (Table 6.1)/O	Mr Steve Murray	Object	SP7 (Table 6.1) Land at Shirley Oaks	I object to the de-designation of the site.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
3948/01/001/SP7 (Table 6.1)/O	Mr C Rudduck	Object	SP7 (Table 6.1) Land at Shirley Oaks	As a resident of the Shirley area who will be affected by the planned development of the Shirley area, I am writing to strongly object to the de-designation of the Metropolitan Open Land around Shirley Oaks Village – it is important that the Open Land is kept to allow the wildlife to flourish and the character of Shirley to be maintained;  Please strongly consider other more suitable sites for development, such as brownfield sites, which would leave current residential areas with the character and aesthetic appeal which the local residents value so highly.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3949/01/001/SP7 (Table 6.1)/O Mr K Rudduck	Object	SP7 (Table 6.1) Land at Shirley Oaks	As a resident of the Shirley area who will be affected by the planned development of the Shirley area, I am writing to strongly object to the de-designation of the Metropolitan Open Land around Shirley Oaks Village – it is important that the Open Land is kept to allow the wildlife to flourish and the character of Shirley to be maintained;  Please strongly consider other more suitable sites for development, such as brownfield sites, which would leave current residential areas with the character and aesthetic appeal which the local residents value so highly.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
3969/01/001/SP7 (Table 6.1)/O Ms N Carroll	Object	SP7 (Table 6.1) Land at Shirley Oaks	I strongly object to the proposals for 700 extra houses.It will completely change the character of this tranquil estate ,for which all the current residents paid above the then current rate for.Has the future need for all the extra need for Schools (mainly oversubscribed faith schools in the area .) healthcare ( local surgery already overflows ) & transport (one single decker only).	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
3978/01/006/SP7 (Table 6.1)/O Ms S Ikpa	Object	SP7 (Table 6.1) Land at Shirley Oaks	the de-designation of the Metropolitan Open Land around Shirley Oaks Village	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for



3991/01/001/SP7 (Table Ms P Weatherup  
6.1)/O

Object

SP7 (Table 6.1)

Land at Shirley Oaks

I moved to Shirley from Norbury 6 years ago because it was greener, quieter and not so busy. Now you want to spoil the whole character of the area by destroying our green spaces and building flats without all the further infrastructure required, doctors, schools etc. The Wickham Road is already very busy, this will get worse especially at the Shirley Oaks end. While I appreciate I am privileged to live in such a nice area it seems non-productive to change that, there are so many areas of Croydon where high rise apartments are appearing that we must be reaching our quota of new housing and the borough is generally becoming overcrowded with a lack of facilities and an increasingly bad reputation. All this and the consequences to wild life.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3992/01/001/SP7 (Table Patricia Wood  
6.1)/O

Object

Soundness -  
Justified

SP7 (Table 6.1)

Land at Shirley Oaks

I am writing to object to the de-designation of Metropolitan Open Land around Shirley Oaks Village.

If the Council cannot keep this land as Metropolitan Open Land, these five sites should be at least designated as Local Green Spaces.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3997/01/001/SP7 (Table Mr P Fitzpatrick 6.1)/O

Object	Soundness - Justified	SP7 (Table 6.1) Land at Shirley Oaks	I am therefore writing to formally object to:  1. de-designation of the Metropolitan Open Land around Shirley Oaks Village;  2. the use of the following five sites for housing:  land at Poppy Lane REFERENCE NO. 128;  Stroud Green Pumping Station, 140 Primrose Lane REFERENCE NUMBER 504;  land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House REFERENCE NUMBER 541;  land to the west of Shirley Oaks Road REFERENCE NUMBER 542, and  land to the rear of 5-13 Honeysuckle Gardens REFERENCE NUMBER 548.  If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building houses on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built upon. Why has Shirley Oaks been singled out in this way?	Change
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The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

4008/01/002/SP7 (Table Mr R Kiley 6.1)/O

Object		SP7 (Table 6.1) Land at Shirley Oaks	am writing this email to register my objection to the misuse of building on green belt land in Shirley, and elsewhere. All our lives are stressful now and we need these green belt areas to maintain our quality of life. I am objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I will also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	Change
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The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

4010/01/001/SP7 (Table 6.1)/O Mr R Morley-Smith	Object	Soundness - Justified	SP7 (Table 6.1) Land at Shirley Oaks	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
4035/01/002/SP7 (Table 6.1)/O Ms S Reghu	Object		SP7 (Table 6.1) Land at Shirley Oaks	I am writing to express my objection/disagreement to the following: 1. de-designation of the Metropolitan Open Land around Shirley Oaks Village		Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
4036/01/001/SP7 (Table 6.1)/O Ms S Wheeler-Kiley	Object	Soundness - Justified	SP7 (Table 6.1) Land at Shirley Oaks	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

4051/01/003/SP7 (Table 6.1)/O Mr Matt Knight	Object	SP7 (Table 6.1) Land at Shirley Oaks	I object to the de-designation of the Metropolitan open land around Shirley Oaks village.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
4058/01/001/SP7 (Table 6.1)/O Mrs Mary Gray	Object	SP7 (Table 6.1) Land at Shirley Oaks	I object to the de-designation of the site.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
4059/01/001/SP7 (Table 6.1)/O Shirley Lidbury	Object	SP7 (Table 6.1) Land at Shirley Oaks	I object to the de-designation of the site.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

4062/01/001/SP7 (Table 6.1)/O	Mr & Mrs Keith & Susan Hobbs	Object	SP7 (Table 6.1) Land at Shirley Oaks	I object to the de-designation of the site.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
4065/01/001/SP7 (Table 6.1)/O	Mr Clive Jarvis	Object	SP7 (Table 6.1) Land at Shirley Oaks	I object to the de-designation of the site.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
4066/01/005/SP7 (Table 6.1)/O	Dr Chandra Pawa	Object	SP7 (Table 6.1) Land at Shirley Oaks	the de-designation of the Metropolitan Open Land around Shirley Oaks Village;	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

4067/01/001/SP7 (Table 6.1)/O Mrs Marilyn Loader	Object	SP7 (Table 6.1)	I object to the de-designation of the site.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for	
4068/01/001/SP7 (Table 6.1)/O Mr S Soundararajan	Object	Soundness - Justified	SP7 (Table 6.1)	I am a owner and resident of Shirley Oaks Village, . I am writing to object to strongly the De-designation of the following five pieces of land as Metropolitan Open Land and their proposed use as housing	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
4079/01/006/SP7 (Table 6.1)/O Melissa Chu	Object	SP7 (Table 6.1)	the de-designation of the Metropolitan Open Land around Shirley Oaks Village	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for	

4083/01/002/SP7 (Table 6.1)/O	Mr Reuben Gata-Aura	Object	SP7 (Table 6.1) Land at Shirley Oaks	Object to the De-designation of the Metropolitan Open Land around Shirley Oaks village	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
4096/01/014/SP7 (Table 6.1)/O	Mr Vince Hemment	Object	SP7 (Table 6.1) Land at Shirley Oaks	I am therefore writing to formally object to de-designation of the Metropolitan Open Land around Shirley Oaks Village	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
4100/01/006/SP7 (Table 6.1)/O	Mr Tim Newman	Object	SP7 (Table 6.1) Land at Shirley Oaks	I do not feel it appropriate for the council to designate the Metropolitan Open Land on either side of Shirley Oaks Road and Around Shirely Oaks Village	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

4100/01/005/SP7 (Table 6.1)/O	Mr Tim Newman	Object	SP7 (Table 6.1)	I do not feel it appropriate for the council to designate the Metropolitan Open Land on either side of Shirley Oaks Road and Around Shirely Oaks Village	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for	
4104/01/001/SP7 (Table 6.1)/O	Terrence & Jacqueline Spriggs	Object	SP7 (Table 6.1)	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
4112/01/003/SP7 (Table 6.1)/O	Ms V Cruickshank	Object	SP7 (Table 6.1)	I am writing to object to dDe-designation of the Metropolitan Open Land around Shirley Oaks Village. If the Council will not keep them as Metropolitan Open Land, these 5 sites should at least be designated as local green spaces. The loss of more open spaces for yet more housing will create even greater pressures and tensions within the settled community and surrounding areas, while also placing greater strain on existing infrastructure and local services.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for	



4115/01/001/SP7 (Table Miss Y Mithiradaas  
6.1)/O

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

I'm writing in response to your notice for development of the greenfield sites on the Shirley Oaks Village estate to change the status of this. Land to allow development of 751 new homes. When I bought my house 18 months ago it was purchased on the understanding that together with the other householders on the estate that we would have joint ownership in the land directly surrounding the estate and that a quarterly bill would be levied to cover the maintenance of the land. I purchased the property in the knowledge that there were designated areas of green space surrounding the estate and was led to believe that these would remain. I strongly object to the proposal of building any further houses on the land surrounding the estate on the grounds that the main road through the estate is dangerous enough as it is. To more than double the amount of residents using the estate is ludicrous. The road was designed to cope with a certain amount of traffic and is already dangerous at time.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

4117/01/006/SP7 (Table Cllr S Brew  
6.1)/O

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

I object to the de-designation of land on either side of Shirley Oaks Road and all around Shirley Oaks Village as Metropolitan Open Land, page 68 of the Policies Map.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

4125/01/014/SP7 (Table Councillor M Fisher  
6.1)/O

Object

Soundness -  
Justified

SP7 (Table 6.1)  
Land at Shirley Oaks

I object to the de-designation of land on either side of Shirley Oaks Road and all around Shirley Oaks Village as Metropolitan Open Land, page 68 of the Policies Map.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

4130/01/003/SP7 (Table 6.1)/O Mr Peter Merry	Object	SP7 (Table 6.1)	I am writing to object to the de-designation of land at Shirley Oaks as the de-designation of these sites would not comply with SP7.2 and protection of the green grid	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for	
4137/01/001/SP7 (Table 6.1)/O Mrs S Rudduck	Object	SP7 (Table 6.1)	<p>As a resident of the Shirley area who will be affected by the planned development of the Shirley area, I am writing to strongly object to the de-designation of the Metropolitan Open Land around Shirley Oaks Village – it is important that the Open Land is kept to allow the wildlife to flourish and the character of Shirley to be maintained;</p> <p>Please strongly consider other more suitable sites for development, such as brownfield sites, which would leave current residential areas with the character and aesthetic appeal which the local residents value so highly.</p>	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for	
4145/01/001/SP7 (Table 6.1)/O Mr & Mrs Andrews	Object	Soundness - Justified	SP7 (Table 6.1)	<p>I am grateful to the Council for consulting on the detailed policies and proposals that will make up the Croydon Local Plan. There is much in the document that I agree with, but some of the proposals would, in my opinion, change the character of parts of Croydon very much for the worse. I hope you will forgive me if I focus on these areas of contention. I am therefore writing to formally object to:</p> <p>1. de-designation of the Metropolitan Open Land around Shirley Oaks Village</p>	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

4146/01/001/SP7 (Table 6.1)/O	Object	SP7 (Table 6.1) Land at Shirley Oaks	The de-designation of Metropolitan Open Land around Shirley Oaks Village and the construction of a possible total of some 750 housing units on 5 sites around Shirley Oaks Village. Green spaces are vital and I believe the presumption should be to retain rather than destroy such areas.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
4147/01/002/SP7 (Table 6.1)/O	Object	SP7 (Table 6.1) Land at Shirley Oaks	The de-designation of Metropolitan Open Land status on Shirley Oak will be vigorously opposed. I can see no reasoned explanation in the planning document for such a course of action nor is there any evidence of the thinking of the Council in the previous plan or 2012 Inspector's Report to explain how MOL status has been revisited with the conclusion that MOL designation be withdrawn. It also seems to have escaped the planning process that Shirley Oaks is governed by a Section 52 Agreement under the 1971 Town and Country Planning Act controlling development of the 'amenity lands' on Shirley Oaks. Further, the land is owned by the 488 Shirley Oaks resident property owners as shareholders of Shirley Oaks Management Ltd that owns the land. There is, therefore, no likelihood of the land ever being sold voluntarily. In summary, this part of the proposed Local Plan is undeliverable.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
4150/01/001/SP7 (Table 6.1)/O	Object	SP7 (Table 6.1) Land at Shirley Oaks	We are writing to object to the proposals to de-designate the Metropolitan Open Land around Shirley Oaks Village. The Shirley Oaks Village site currently provides a balance of high density housing offset by areas of green space. The proposals for de-designation of the Metropolitan Open Land and additional housing on the areas of green space would disrupt that balance and greatly increase the density of housing to an unacceptable level.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

4161/01/006/SP7 (Table 6.1)/O Mr Trevor Watkins

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

the de-designation of the Metropolitan Open Land around Shirley Oaks Village

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

4166/01/013/SP7 (Table 6.1)/O Carol Holmes

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

De-designation of the Metropolitan Open Land around Shirley Oaks Village and subsequent use for building between 304 and 751 homes (reference numbers 128, 504, 541, 542 and 548)  
The Metropolitan Open Land provides several links in the Shirley Green Chain, an important green corridor. It would be unacceptable to lose a link to this chain. Building at the proposed density would also change the character of the area and over-tax the limited local road capability. A further objection is that this area is a flood plain and there is a sink pond to the rear of Honeysuckle Gardens, so there would be a detrimental effect and potential flooding of existing and future planned properties.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

4199/01/008/SP7 (Table 6.1)/O Mr F Partovi

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

The de-designation of land at Shirley Oaks

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

4200/01/001/SP7 (Table 6.1)/O Mr G Furmanski	Object	Soundness - Justified	SP7 (Table 6.1) Land at Shirley Oaks	I am writing to object to the following matters in this document 1. de-designation of Metropolitan Open Land around Shirley Oaks Village	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for	
4203/01/001/SP7 (Table 6.1)/O Mr J Beaven	Object	Soundness - Justified	SP7 (Table 6.1) Land at Shirley Oaks	De-designation of the Metropolitan Open Land around Shirley Oaks Village (objection)	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for	
4205/01/001/SP7 (Table 6.1)/O Mr J Tenten	Object	Soundness - Justified	SP7 (Table 6.1) Land at Shirley Oaks	This land should not be de-designated as it includes open air facilities (the allotments) which serve a significant part of London, it contains features of recreational value of regional significance and it forms part of the Shirley green chain.	If it is to be de-designated than it should be re-designated as Local Green Space instead.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

4207/01/003/SP7 (Table 6.1)/O Mr J Westray	Object	SP7 (Table 6.1) Land at Shirley Oaks	The de-designation of Metropolitan Open Land around Shirley Oaks Village and either side of Shirley Oaks Road. At present I understand that Metropolitan Open Land has the same protection as the Green Belt and I believe that it is vitally important to retain the controls around our green spaces in Shirley. If any additional homes were to be considered for this area then they should be restricted in number and carefully planned in order to retain the character of this area. The idea of building up to 750 new homes is totally out of keeping with this objective and would be considerable strain on local infrastructure and resources. New housing on this scale would lead to a significant increase in traffic along the Wickham Road which is already extremely busy not only servicing the residents of Shirley but as an important thoroughfare into Croydon.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
4218/01/008/SP7 (Table 6.1)/O Mr & Ms Morgan & Mason	Object	SP7 (Table 6.1) Land at Shirley Oaks	I object to the de-designation of the Metropolitan Open Land around Shirley Oaks Village.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
4223/01/002/SP7 (Table 6.1)/O Mrs Mary Lane	Object	SP7 (Table 6.1) Land at Shirley Oaks	I am grateful to the Council for consulting on the detailed policies and proposals that will make up the Croydon Local Plan. There is much in the document that I agree with, but some of the proposals would, in my opinion, change the character of parts of Croydon very much for the worse. I hope you will forgive me if I focus on these areas of contention. I am therefore writing to formally object to: the de-designation of the Metropolitan Open Land around Shirley Oaks Village.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

4228/01/006/SP7 (Table 6.1)/O Sheila Newman	Object	SP7 (Table 6.1) Land at Shirley Oaks	the de-designation of the Metropolitan Open Land around Shirley Oaks Village	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
4244/01/001/SP7 (Table 6.1)/O Mr & Mrs Kelly	Object	SP7 (Table 6.1) Land at Shirley Oaks	I object to the de-designation of the site.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
4245/01/007/SP7 (Table 6.1)/O Mr & Mrs Maguire	Object	SP7 (Table 6.1) Land at Shirley Oaks	I object to the de-designation of the site as Green Belt.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

4268/01/006/SP7 (Table 6.1)/O Mr D Nesterovitch	Object	SP7 (Table 6.1) Land at Shirley Oaks	the de-designation of the Metropolitan Open Land around Shirley Oaks Village	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
4294/01/006/SP7 (Table 6.1)/O S Wallace	Object	SP7 (Table 6.1) Land at Shirley Oaks	I object to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I also object to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
4327/01/001/SP7 (Table 6.1)/O Mrs J Furmanska	Object	Soundness - Justified SP7 (Table 6.1) Land at Shirley Oaks	I am writing to object to the following matters in this document :- 1. de-designation of Metropolitan Open Land around Shirley Oaks Village	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for



4333/01/006/SP7 (Table 6.1)/O Mr P Bhanji

Object

SP7 (Table 6.1) the de-designation of the Metropolitan Open Land around Shirley Oaks Village  
Land at Shirley Oaks

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

4358/01/006/SP7 (Table 6.1)/O Ms B Fontaine

Object

SP7 (Table 6.1) the de-designation of the Metropolitan Open Land around Shirley Oaks Village  
Land at Shirley Oaks

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

3 Proposed Policy DM43 De-designation of Metropolitan Open Land around Shirley Oaks Road

I object to the de-designation of Metropolitan Open Land in the vicinity of Shirley Oaks Road and Shirley Oaks Village. The land should be at least be designated as Local Green Space, for its protection from development.

This open space provides a green corridor between Shirley Oaks and the surrounding areas, and should be retained in its present form.

I also object to the following specific proposals for the building of new homes on this site, as detailed in Changes to the Policies Map arising from Proposals contained within the the Croydon Local Plan; Strategic Policies Partial Review and the Croydon Local Plan, Detailed Policies & Proposals:

- Policy DM43, reference 128 to build new homes at Poppy Lane
- Policy DM43, reference 504 to build new homes at Stroud Green
- Pumping Station (including the conversion of the pumping station which is a locally-listed building)
- Policy DM43, reference 542 to build new homes on land to the west of Shirley Oaks Road
- Policy DM43, reference 548 to build new homes on land to the rear of Honeysuckle Gardens

Not only would these developments entail the loss of the green corridor between Shirley Oaks and the surrounding areas, the local road infrastructure would not be able to cope with the additional traffic. Also, the already-stretched social and healthcare facilities would be overloaded.

Not only would these developments entail the loss of the green corridor between Shirley Oaks and the surrounding areas, the local road infrastructure would not be able to cope with the additional traffic. Also, the already-stretched social and healthcare facilities would be overloaded

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable.
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability of future generations to meet their own needs.
4. I recommend that consultation documents of such importance are given much wider publicity.

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

4378/01/007/SP7 (Table Jennifer Carrozzo  
6.1)/O

Object

SP7 (Table 6.1)

I am writing to object to the de-  
designation of the Metropolitan Open  
land around Shirley Oaks Village

Land at Shirley Oaks

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

4384/01/006/SP7 (Table Ms N Nesterovich  
6.1)/O

Object

SP7 (Table 6.1)

the de-designation of the  
Metropolitan Open Land around  
Shirley Oaks Village

Land at Shirley Oaks

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

4435/01/001/SP7 (Table Mrs Janet Baine  
6.1)/O

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

I live at 144 Cheston Avenue, Shirley,  
Croydon, CR0 8DD, having moved  
there in 1987 and have been a  
resident of Shirley for 64 years.

My computer is unable to download  
the representation form from your  
website but I was able to inspect the  
plan.

I had fully intended to make a written  
paper objection to the various  
proposals made to alter Shirley but  
other matters took up my time. This  
evening I have been made aware of  
plans to de-designate the  
maisonettes in Cheston Avenue and  
Wickham Road as Local Area of  
Special Interest. Indeed only very  
recently there has been discussion  
that we residents would like our area  
declared a Conservation Area. We  
would not wish to have this area  
changed and I object to the proposal  
to de-designate the Parkfields Estate  
of maisonettes comprising Cheston  
Avenue and Wickham Road most  
strongly.

One of my neighbours is away at the  
moment but I know she would also  
have very strong views on this matter  
and be in agreement with me.

I am writing at this time to record my  
objections to the de-designation of  
Metropolitan Open Land around  
Shirley Oaks Village.

Change

The area as a whole does  
not meet the criteria for  
Metropolitan Open Land and  
will continue to be de-  
designated although the  
Peabody Close playing field,  
the allotments, the  
community garden at the  
Shirley Oaks Hospital,  
Shirley Oaks playing field &  
wood, and land to the rear of  
Honeysuckle Gardens will  
be designated as Local  
Green Space instead  
providing the same level of  
protection as Metropolitan  
Open Land but a more  
appropriate designation for

4605/01/001/SP7 (Table Natalie Sayers  
6.1)/O

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

de-designation of the Metropolitan  
Open Land around Shirley Oaks  
Village

Change

The area as a whole does  
not meet the criteria for  
Metropolitan Open Land and  
will continue to be de-  
designated although the  
Peabody Close playing field,  
the allotments, the  
community garden at the  
Shirley Oaks Hospital,  
Shirley Oaks playing field &  
wood, and land to the rear of  
Honeysuckle Gardens will  
be designated as Local  
Green Space instead  
providing the same level of  
protection as Metropolitan  
Open Land but a more  
appropriate designation for

6812/01/003/SP7 (Table 6.1)/O Mr Kiran Bali

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

Green Spaces at Shirley Oaks Village  
As a young married couple, we specifically chose to buy our house in the Shirley Oak Village so that our children could play in the green spaces, knowing that they were safe from a high volume of traffic.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

7300/01/001/SP7 (Table 6.1)/O Ann & Alan Gibbs

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

We are writing to object to the proposals outlined for Shirley as follows:  
de-designation of the Metropolitan Open Land around Shirley Oaks Village.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

Object

SP7 (Table 6.1)

Land at Shirley Oaks

I am dismayed at the consideration being given to the above, particularly concerning that proposed in the Shirley area.

I have been a Shirley resident for almost 30 years and to date have enjoyed what the area does offer both for the community and with regard to open green spaces, which are precious to the health and wellbeing of all ages. Why should future generations be unable to continue to benefit from an outdoor environment as hitherto?

I strongly object to de-designation of the current Metropolitan Open Land and would hope that at least it could be protected as Local Green Space with regard to future development.

This is particularly pertinent with regard to the proposals being considered for the Shirley Oaks area.

The present road infrastructure through the estate leaves a lot to be desired and any more traffic will be a great cause for concern, to say nothing of the loss of wildlife and spacious living. If we had wanted to live in a highly densely populated area, we would not have chosen the Shirley area to relocate into, rather the centre of the town. The redevelopment of brownfield sites is more acceptable and there must be many of these in the Croydon area to develop without encroaching on valued green spaces.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

Object	Soundness - Justified	SP7 (Table 6.1)	Change
Land at Shirley Oaks		<p>I wish to formally object to:</p> <ol style="list-style-type: none"> <li>1. All the proposed policies relation to the re-designation of land to allow building development at Shirley Oaks Road and land around Shirley Oaks Village.</li> <li>2. The land at Poppy Lane (reference 128)</li> <li>3. Stroud Green Pumping Station, 140 Primrose Lane including the conversion of the locally listed pumping station (reference 504)</li> <li>4. Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House (reference 541).</li> <li>5. Land to the West of Shirley Oaks Road (reference 542)</li> <li>6. Land to the rear of 5-13 Honeysuckle Gardens (reference 548)</li> </ol> <p>These proposals are NOT appropriate for Croydon to meet its Strategic Objectives. Additionally the proposals are NOT DEUVERABLE or SUSTAINABLE as:</p> <ul style="list-style-type: none"> <li>• Croydon have already announced that it is not necessary to deliberately destroy MOL to reach their housing requirements.</li> <li>• National and London Plans do NOT require or expect Local Authorities to degrade MOL to generate additional housing.</li> <li>• The loss of this MOL will entail the LOSS of a vital green corridor between Shirley Oaks through to Ashburton Playing fields, across to South Norwood Park and surrounding Areas.</li> <li>• The above areas are vital to sustain the drainage of surrounding flood areas.</li> <li>• The above mentioned areas are referred to the "lungs of Croydon" as they sustain carbon dioxide capture (photosynthesis), oxygen release (photosynthesis) and biodiversity. Local wildlife includes badgers and bats.</li> <li>• Green areas increase the character, desirability and amenity of residential areas.</li> </ul> <p>Green areas have a strong positive impact of the character of surrounding residential areas.</p> <ul style="list-style-type: none"> <li>• The proposed increase in housing will put an additional burden on public transport, roadways and street parking and other services. The additional volume of traffic will create additional road hazards.</li> </ul>	<p>The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field &amp; wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for</p>

7308/01/001/SP7 (Table 6.1)/O Mr John Carley

Object

Soundness - Justified

SP7 (Table 6.1)  
Land at Shirley Oaks

I object to the de-designation of the Metropolitan Open Land around Shirley Oaks Village; reference Numbers, 128, 504, 541,542 and 548. This is currently Green Space and provides vital green recreational area and buffer between Shirley Oaks and the surrounding area.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

7314/01/005/SP7 (Table 6.1)/O P L Johnson

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

I wish to object to the use of the following sites for housing: De-designation of the Metropolitan Open Land around Shirley Oaks Villafe. This designation should be kept, until such time as clear planning proposals are made.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for

7320/01/001/SP7 (Table 6.1)/O Mr Steve Westray

Object

SP7 (Table 6.1)  
Land at Shirley Oaks

The de-designation of Metropolitan Open Land around Shirley Oaks Village and either side of Shirley Oaks Road. At present I understand that Metropolitan Open Land has the same protection as the Green Belt and I believe that it is vitally important to retain the controls around our green spaces in Shirley. If any additional homes were to be considered for this area then they should be restricted in number and carefully planned in order to retain the character of this area. The idea of building up to 750 new homes is totally out of keeping with this objective and would be considerable strain on local infrastructure and resources. New housing on this scale would lead to a significant increase in traffic along the Wickham Road which is already extremely busy not only servicing the residents of Shirley but as an important thoroughfare into Croydon.

Change

The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for



7321/01/002/SP7 (Table 6.1)/O	Mrs Ann Sebire	Object		SP7 (Table 6.1) Land at Shirley Oaks	I am writing to object to: 1. De-designation of the Metropolitan Open Land around Shirley Oaks Village.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
7324/01/001/SP7 (Table 6.1)/O	Mrs Olive Garton	Object		SP7 (Table 6.1) Land at Shirley Oaks	I am writing to object to various proposals within the consultation: De-designation of the Metropolitan Open Land around Shirley Oaks: This open space is much needed and should not be lost.	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
8822/01/002/SP7 (Table 6.1)/O	Mrs M Davies	Object		SP7 (Table 6.1) Land at Shirley Oaks	I am writing to object to the planned de-designation around Shirley Oaks Village (Metropolitan Open Land)	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for
0790/01/013/SP7 (Table 6.1)/S	Mr Mathew Frith <i>London Wildlife Trust</i>	Support	Soundness - Justified	SP7 (Table 6.1) Land between The Bridle Way and Selsdon	The Trust supports the 18 proposed extensions to the Green Belt and the statement in Policy SP7.2.	Welcome support	
0790/01/014/SP7 (Table 6.1)/S	Mr Mathew Frith <i>London Wildlife Trust</i>	Support	Soundness - Justified	SP7 (Table 6.1) Land between Vale Border and Selsdon	The Trust supports the 18 proposed extensions to the Green Belt and the statement in Policy SP7.2.	Welcome support	

0790/01/011/SP7 (Table 6.1)/S	Mr Mathew Frith <i>London Wildlife Trust</i>	Support	Soundness - Justified	SP7 (Table 6.1) Land in Tollers Lane	The Trust supports the 18 proposed extensions to the Green Belt and the statement in Policy SP7.2.	Welcome support
0790/01/015/SP7 (Table 6.1)/S	Mr Mathew Frith <i>London Wildlife Trust</i>	Support	Soundness - Justified	SP7 (Table 6.1) Land off Lower Barn Road	The Trust supports the 18 proposed extensions to the Green Belt and the statement in Policy SP7.2.	Welcome support
2839/02/009/SP7 (Table 6.1)/S	Cllr Yvette Hopley <i>London Borough of Croydon</i>	Support	Soundness - Effective	SP7 (Table 6.1) Land off Lower Barn Road	Welcome extension of green belt to the land off Lower Barn Road and the land off Riddlesdown Road, the land at St Edmunds and the addition of Sanderstead Recreation ground.	Welcome support
2839/01/009/SP7 (Table 6.1)/S	Cllr Yvette Hopley <i>London Borough of Croydon</i>	Support	Soundness - Effective	SP7 (Table 6.1) Land off Lower Barn Road	Welcome extension of green belt to the land off Lower Barn Road and the land off Riddlesdown Road, the land at St Edmunds and the addition of Sanderstead Recreation ground.	Welcome support
3545/01/003/SP7 (Table 6.1)/S	Linda Bevin	Support	Soundness - Justified	SP7 (Table 6.1) Land off Lower Barn Road	I would like to raise the following main points.  Green Belt preservation I support the addition of the new LGS on the green in Lower Barn Rd and the green adjoining St Edmund's church and the new MGB to land off Lower Barn Rd and Sanderstead Recreation Ground.	Welcome support
0790/01/016/SP7 (Table 6.1)/S	Mr Mathew Frith <i>London Wildlife Trust</i>	Support	Soundness - Justified	SP7 (Table 6.1) Land on Riddlesdown Road	The Trust supports the 18 proposed extensions to the Green Belt and the statement in Policy SP7.2.	Welcome support
2839/02/010/SP7 (Table 6.1)/S	Cllr Yvette Hopley <i>London Borough of Croydon</i>	Support	Soundness - Justified	SP7 (Table 6.1) Land on Riddlesdown Road	Welcome extension of green belt to the land off Lower Barn Road and the land off Riddlesdown Road, the land at St Edmunds and the addition of Sanderstead Recreation ground.	Welcome support
2839/01/010/SP7 (Table 6.1)/S	Cllr Yvette Hopley <i>London Borough of Croydon</i>	Support	Soundness - Justified	SP7 (Table 6.1) Land on Riddlesdown Road	Welcome extension of green belt to the land off Lower Barn Road and the land off Riddlesdown Road, the land at St Edmunds and the addition of Sanderstead Recreation ground.	Welcome support
0790/01/017/SP7 (Table 6.1)/S	Mr Mathew Frith <i>London Wildlife Trust</i>	Support	Soundness - Justified	SP7 (Table 6.1) Land SW of Cudham Drive, Flora Gardens and Corbett Close, New Addington	The Trust supports the 18 proposed extensions to the Green Belt and the statement in Policy SP7.2.	Welcome support
0790/01/018/SP7 (Table 6.1)/S	Mr Mathew Frith <i>London Wildlife Trust</i>	Support	Soundness - Justified	SP7 (Table 6.1) Land to rear of Goodenough Close, Middle Close and Weston Close, Old Coulsdon	The Trust supports the 18 proposed extensions to the Green Belt and the statement in Policy SP7.2.	Welcome support

0790/01/019/SP7 (Table 6.1)/S	Mr Mathew Frith <i>London Wildlife Trust</i>	Support	Soundness - Justified	SP7 (Table 6.1) Land to south of Croham Hurst	The Trust supports the 18 proposed extensions to the Green Belt and the statement in Policy SP7.2.		Welcome support
0790/01/020/SP7 (Table 6.1)/S	Mr Mathew Frith <i>London Wildlife Trust</i>	Support	Soundness - Justified	SP7 (Table 6.1) Milne Park	The Trust supports the 18 proposed extensions to the Green Belt and the statement in Policy SP7.2.		Welcome support
0092/02/009/SP7 (Table 6.1)/O	<i>Riddlesdown Residents Associatio</i>	Object		SP7 (Table 6.1) Purley Downs	We do object to the de-designation of Purley Downs Golf Club and adjoining land as Green Belt. The fact that whilst this area is being de-designated two adjoining pieces of land off Lower Barn Road and St.Edmund's Church Green are being added to the Green Belt map, is a total contradiction of policies. The golf club and is much more prominent, especially from the vistas on Riddlesdown Ave and Riddlesdown Rd.	Purley Downs should remain as Green Belt.	No change  Purley Downs is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

0482/01/002/SP7 (Table 6.1)/O	Mr Malcolm Jennings	Object	SP7 (Table 6.1)	<p>The Association of Croydon Conservation Societies (ACCS) wishes to object to the removal of Green Belt status from Purley Downs. These areas have not changed since being first designated and there would seem to be no reason to change the designation now. Although in the above document (Policy DM24.1) it states that "...applying the same level of protection afforded to Metropolitan Green Belt" to MOL and Local Green Space (LGS) but does this really mean that the restrictions placed on what can and can't be developed within the Green Belt apply identically to MOL and LGS? The ACCS wonders whether it is the criteria for designation which has changed which has resulted in these deletions. In the 'House of Commons Briefing Paper No. 000934, 30 June 2015' it states that "It is for local authorities to define and maintain green belt land in their local areas." We have not been able to find what criteria Croydon Council have used in these designations. We suspect that the change in status of these three sites may be due to a perceived disconnection with other Green Belt land but how is this disconnection defined? Improving these connections should be the priority not the gradual reduction in the Green Belt now and in the future due to the cutting of links between areas due to development. Sites should not be regarded in isolation but as part of the greater Green Belt and Green Grid, and efforts should be made to ensure that connections are maintained and enhanced.</p>	The area should remain Metropolitan Green Belt.	No change	<p>Purley Downs is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.</p>
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0790/01/026/SP7 (Table 6.1)/O	Mr Mathew Frith	Object	Soundness - Justified	SP7 (Table 6.1)	<p>We object to this. The Green Belt designation should be retained rather than re-designated as Metropolitan Open Land. We do not believe there are sufficient grounds for change.</p>	No change	<p>Purley Downs is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.</p>
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1350/04/014/SP7 (Table 6.1)/O	Helen Buckland <i>Environment Forum</i>	Object	SP7 (Table 6.1)  Purley Downs	<p>The Forum however is concerned that the changes in designations from Metropolitan Green Belt to Metropolitan Open Land in Table 6 could enable development on the green spaces affected and therefore the loss of those spaces. The Forum considers that there is plenty of scope for the development of Green Belt land for the production of food which would reduce pollution food transport road and air miles. Therefore there should be a commitment in the Plan for the encouragement of farming and market gardening.</p> <p>•Recommendation</p> <p>In terms of the areas of the Borough which have a deficiency of open spaces the Plan needs to strengthen the commitment to protecting all existing open and green spaces to prevent development on them, and to identify sites for the provision of additional open and green spaces.</p>	No change	Purley Downs is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
1926/01/015/SP7 (Table 6.1)/O	Councillor Luke Clancy	Object	SP7 (Table 6.1)  Purley Downs	I object to the de-designation of Purley Downs as Green Belt. The fact that whilst this area is being de-designated two adjoining pieces of land off Lower Barn Road and St.Edmund's Church Green are being added to the green belt, map GB-4 of the Policies Map, because it contributes to the physical structure of London is also a total contradiction.	No change	Purley Downs is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area. The extension has been designated as Metropolitan Open Land.
1926/02/001/SP7 (Table 6.1)/O	Councillor Luke Clancy	Object	SP7 (Table 6.1)  Purley Downs	I object to the de-designation of Purley Downs as Green Belt and to the de-designation of Sanderstead Plantation as Green Belt.	No change	Purley Downs is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

2056/01/003/SP7 (Table 6.1)/O	Councillor Dudley Mead <i>London Borough of Croydon</i>	Object		SP7 (Table 6.1) Purley Downs	I object to the de-designation of Purley Downs as Green Belt. The fact that whilst this area is being de-designated two adjoining pieces of land off Lower Barn Road and St.Edmund's Church Green are being added to the green belt, map GB-4 of the Policies Map, because it contributes to the physical structure of London is also a total contradiction. The de-designation of the above site would not comply with Policy SP7.2 and protection of the green grid.	No change	Purley Downs is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area. The extension has been designated as Metropolitan Open Land.
2062/01/015/SP7 (Table 6.1)/O	Councillor Jason Perry <i>London Borough of Croydon</i>	Object	Soundness - Justified	SP7 (Table 6.1) Purley Downs	I object to the de-designation of Purley Downs as Green Belt. The fact that whilst this area is being de-designated two adjoining pieces of land off Lower Barn Road and St.Edmund's Church Green are being added to the green belt, map GB-4 of the Policies Map, because it contributes to the physical structure of London is also a total contradiction.	No change	Purley Downs is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area. The extension has been designated as Metropolitan Open Land.
2071/01/015/SP7 (Table 6.1)/O	Councillor Mario Creatura <i>London Borough of Croydon</i>	Object	Soundness - Justified	SP7 (Table 6.1) Purley Downs	I object to the de-designation of Purley Downs as Green Belt. The fact that whilst this area is being de-designated two adjoining pieces of land off Lower Barn Road and St.Edmund's Church Green are being added to the green belt, map GB-4 of the Policies Map, because it contributes to the physical structure of London is also a total contradiction.	No change	Purley Downs is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area. The extension has been designated as Metropolitan Open Land.

2128/02/011/SP7 (Table 6.1)/O	Cllr Steve O'Connell AM	Object	SP7 (Table 6.1) Purley Downs	I object to the de-designation of Purley Downs as Green Belt. The fact that whilst this area is being de-designated two adjoining pieces of land off Lower Barn Road and St.Edmund's Church Green are being added to the green belt, map GB-4 of the Policies Map, because it contributes to the physical structure of London is also a total contradiction.	Purley Downs should remain Green Belt.	No change	Purley Downs is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
2448/01/015/SP7 (Table 6.1)/O	Andy Stranack <i>Croydon Council</i>	Object	Soundness - Justified SP7 (Table 6.1) Purley Downs	I object to the de-designation of Purley Downs as Green Belt. The fact that whilst this area is being de-designated two adjoining pieces of land off Lower Barn Road and St.Edmund's Church Green are being added to the green belt, map GB-4 of the Policies Map, because it contributes to the physical structure of London is also a total contradiction.	No change	Purley Downs is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area. The extension has been designated as Metropolitan Open Land.	
2635/01/006/SP7 (Table 6.1)/O	Paul Sandford <i>Bourne Society</i>	Object	SP7 (Table 6.1) Purley Downs	I object to the de-designation of Purley Downs as Green Belt. The fact that whilst this area is being de-designated two adjoining pieces of land off Lower Barn Road and St.Edmund's Church Green are being added to the green belt, map GB-4 of the Policies Map, because it contributes to the physical structure of London is also a total contradiction.	No change	Purley Downs is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.	

2647/01/003/SP7 (Table 6.1)/O	Mr Steve Lucas	Object	SP7 (Table 6.1)	Inconsistent with the NPPF without good reason	No change	Purley Downs is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
2657/01/010/SP7 (Table 6.1)/C	Rebecca Pullinger  CPRE London	Comment	SP7 (Table 6.1)	The Council should explicitly state the reasons behind any changes in designation to Green Belt or Metropolitan Open Land and make clear why a designation has changed from one to the other, as this is not clearly understood by residents who have contacted us.	No change	Purley Downs is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
2775/01/015/SP7 (Table 6.1)/O	Cllr Tim Pollard  London Borough of Croydon	Object	SP7 (Table 6.1)	I object to the de-designation of Purley Downs as Green Belt. The fact that whilst this area is being de-designated two adjoining pieces of land off Lower Barn Road and St.Edmund's Church Green are being added to the green belt, map GB-4 of the Policies Map, because it contributes to the physical structure of London is also a total contradiction.	No change	Purley Downs is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area. The extension has been designated as Metropolitan Open Land.



2776/01/015/SP7 (Table 6.1)/O	Cllr Helen Pollard  <i>London Borough of Croydon</i>	Object	Soundness - Justified	SP7 (Table 6.1)  Purley Downs	I object to the de-designation of Purley Downs as Green Belt. The fact that whilst this area is being de-designated two adjoining pieces of land off Lower Barn Road and St.Edmund's Church Green are being added to the green belt, map GB-4 of the Policies Map, because it contributes to the physical structure of London is also a total contradiction.	No change	Purley Downs is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area. The extension has been designated as Metropolitan Open Land.
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2781/01/012/SP7 (Table 6.1)/O	Graham Bass	Object		SP7 (Table 6.1)  Purley Downs	Why are whole areas like Purley being downgraded from Green Belt to Open Land?	Purley Downs should remain as Green Belt.	No change	Purley Downs is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
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2812/01/015/SP7 (Table 6.1)/O	Cllr Jan Buttinger  <i>London Borough of Croydon</i>	Object	Soundness - Justified	SP7 (Table 6.1)  Purley Downs	I object to the de-designation of Purley Downs as Green Belt. The fact that whilst this area is being de-designated two adjoining pieces of land off Lower Barn Road and St.Edmund's Church Green are being added to the green belt, map GB-4 of the Policies Map, because it contributes to the physical structure of London is also a total contradiction.	No change	Purley Downs is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area. The extension has been designated as Metropolitan Open Land.
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2829/01/015/SP7 (Table 6.1)/O	Cllr Margaret Mead  Croydon Council	Object	Soundness - Justified	SP7 (Table 6.1)  Purley Downs	I object to the de-designation of Purley Downs as Green Belt. The fact that whilst this area is being de-designated two adjoining pieces of land off Lower Barn Road and St.Edmund's Church Green are being added to the green belt, map GB-4 of the Policies Map, because it contributes to the physical structure of London is also a total contradiction.	No change	Purley Downs is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area. The extension has been designated as Metropolitan Open Land.
2839/01/006/SP7 (Table 6.1)/O	Cllr Yvette Hopley  London Borough of Croydon	Object	Soundness - Justified	SP7 (Table 6.1)  Purley Downs	Object about the designation from Green belt to Metropolitan open land. Weakens the value of the protection.	No change	Purley Downs is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
2839/02/006/SP7 (Table 6.1)/O	Cllr Yvette Hopley  London Borough of Croydon	Object	Soundness - Justified	SP7 (Table 6.1)  Purley Downs	Object about the designation from Green belt to Metropolitan open land. Weakens the value of the protection. Recently Ealing council downgraded some of its green belt to Metropolitan Open Land and now they are building on that land (against advice). This is a slippery slope.	No change	Purley Downs is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

2841/01/009/SP7 (Table 6.1)/O	Cllr Vidhi Mohan  <i>London Borough of Croydon</i>	Object	SP7 (Table 6.1)	I object to the de-designation of Purley Downs as Green Belt. The fact that whilst this area is being de-designated two adjoining pieces of land off Lower Barn Road and St.Edmund's Church Green are being added to the green belt, map GB-4 of the Policies Map, because it contributes to the physical structure of London is also a total contradiction. The de-designation would not comply with Policy SP7.2 and protection of the green grid.	No change	Purley Downs is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area. The extension has been designated as Metropolitan Open Land.
2842/01/015/SP7 (Table 6.1)/O	Cllr Richard Chatterjee  <i>London Borough of Croydon</i>	Object	SP7 (Table 6.1)	I object to the de-designation of Purley Downs as Green Belt. The fact that whilst this area is being de-designated two adjoining pieces of land off Lower Barn Road and St.Edmund's Church Green are being added to the green belt, map GB-4 of the Policies Map, because it contributes to the physical structure of London is also a total contradiction.	No change	Purley Downs is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area. The extension has been designated as Metropolitan Open Land.
3430/01/015/SP7 (Table 6.1)/O	Mr Donald Speakman	Object	SP7 (Table 6.1)	I object to the de-designation of Purley Downs as Green Belt. The fact that whilst this area is being de-designated two adjoining pieces of land off Lower Barn Road and St.Edmund's Church Green are being added to the green belt, map GB-4 of the Policies Map, because it contributes to the physical structure of London is also a total contradiction.	No change	Purley Downs is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area. The extension has been designated as Metropolitan Open Land.

3474/01/011/SP7 (Table 6.1)/O	Mr Dennis King  Sanderstead Residents' Associatio	Object	Soundness - Justified	SP7 (Table 6.1)  Purley Downs	Purley Downs (golf club) This historic land was noted in the Doomsday Book and has been a prominent area of Sanderstead from earlier times. There can be no reason for the proposed change.	No change	Purley Downs is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3545/01/005/SP7 (Table 6.1)/O	Linda Bevin	Object	Soundness - Justified	SP7 (Table 6.1)  Purley Downs	I object to the de-designation of Purley Downs Golf Club and adjoining land, and Sanderstead Plantation as Green Belt. In light of the aforementioned additions, this appears to be a total contradiction of policies.	No change	Purley Downs is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3699/01/015/SP7 (Table 6.1)/O	Cllr J Cummings	Object	Soundness - Justified	SP7 (Table 6.1)  Purley Downs	I object to the de-designation of Purley Downs as Green Belt. The fact that whilst this area is being de-designated two adjoining pieces of land off Lower Barn Road and St.Edmund's Church Green are being added to the green belt, map GB-4 of the Policies Map, because it contributes to the physical structure of London is also a total contradiction.	No change	Purley Downs is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area. The extension has been designated as Metropolitan Open Land.

3804/01/010/SP7 (Table 6.1)/O	Cllr L Hale  London Borough of Croydon	Object	SP7 (Table 6.1)	I object to the de-designation of Purley Downs as Green Belt. The fact that whilst this area is being de-designated two adjoining pieces of land off Lower Barn Road and St.Edmund's Church Green are being added to the green belt, map GB-4 of the Policies Map, because it contributes to the physical structure of London is also a total contradiction. In general terms I find the green belt issue really worrying as I think this is a gradual process which is weakening our policy throughout the borough with the inevitable building that will occur on MOL.	No change	Purley Downs is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3862/01/003/SP7 (Table 6.1)/O	Mr M Blount	Object	SP7 (Table 6.1)	I have considered details of the proposed Croydon Local Plan and have the following objections on the basis that they will: detract from the local areas, dramatically change the local areas, dramatically change the character of local areas, have a significant adverse effect on an already overloaded infrastructure, including roads, public transport, public open space, environment and emergency, health and support services.  2. I object to any proposed re-designation of Green Belt and MOL.	No change	Purley Downs is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
3897/01/006/SP7 (Table 6.1)/O	Cllr M Neal	Object	SP7 (Table 6.1)	I object to the de-designation of Purley Downs as Green Belt. The fact that whilst this area is being de-designated two adjoining pieces of land off Lower Barn Road and St. Edmund's Church Green are being added to the green belt, map GB-4 of the Policies Map, because it contributes to the physical structure of London is also a total contradiction.	No change	Purley Downs is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.

4117/01/007/SP7 (Table 6.1)/O Cllr S Brew	Object	SP7 (Table 6.1)	I object to the de-designation of Purley Downs as Green Belt. The fact that whilst this area is being de-designated two adjoining pieces of land off Lower Barn Road and St.Edmund's Church Green are being added to the green belt, map GB-4 of the Policies Map, because it contributes to the physical structure of London is also a total contradiction.	No change	Purley Downs is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.	
4125/01/015/SP7 (Table 6.1)/O Councillor M Fisher	Object	Soundness - Justified	SP7 (Table 6.1)	I object to the de-designation of Purley Downs as Green Belt. The fact that whilst this area is being de-designated two adjoining pieces of land off Lower Barn Road and St.Edmund's Church Green are being added to the green belt, map GB-4 of the Policies Map, because it contributes to the physical structure of London is also a total contradiction.	No change	Purley Downs is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area. The extension has been designated as Metropolitan Open Land.
0057/02/006/SP7 (Table 6.1)/O Jill Kilsby	Object	SP7 (Table 6.1)	Sanderstead Plantation	I am very unhappy about the proposals to allow developments on green belt land. In particular I wish to oppose the downgrading of Croham Hurst Woods and Sanderstead plantation to Metropolitan Open Land. (SP7?) This weakens the protection they currently have. Green spaces are necessary for the people who live in Croydon for a number of reasons – they help with pollution, give all people a chance to refresh themselves outside the urban environment, particularly when so many flats with little land are being built, and help protect against surface flooding.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

0092/02/011/SP7 (Table 6.1)/O	Riddlesdown Residents Associatio	Object	SP7 (Table 6.1) Sanderstead Plantation	We object to the de-designation of Sanderstead Plantation as Green Belt land. The dedesignation does not comply with Policy SP7.2 and the protection of the green grid.	Sanderstead Plantation should remain as Metropolitan Green Belt.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
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0482/01/003/SP7 (Table 6.1)/O	Mr Malcolm Jennings Association of Croydon Conservati	Object	SP7 (Table 6.1) Sanderstead Plantation	The Association of Croydon Conservation Societies (ACCS) wishes to object to the removal of Green Belt status from Sanderstead Plantation. These areas have not changed since being first designated and there would seem to be no reason to change the designation now. Although in the above document (Policy DM24.1) it states that "...applying the same level of protection afforded to Metropolitan Green Belt" to MOL and Local Green Space (LGS) but does this really mean that the restrictions placed on what can and can't be developed within the Green Belt apply identically to MOL and LGS? The ACCS wonders whether it is the criteria for designation which has changed which has resulted in these deletions. In the 'House of Commons Briefing Paper No. 000934, 30 June 2015' it states that "It is for local authorities to define and maintain green belt land in their local areas." We have not been able to find what criteria Croydon Council have used in these designations. We suspect that the change in status of these three sites may be due to a perceived disconnection with other Green Belt land but how is this disconnection defined? Improving these connections should be the priority not the gradual reduction in the Green Belt now and in the future due to the cutting of links between areas due to development. Sites should not be regarded in isolation but as part of the greater Green Belt and Green Grid, and efforts should be made to ensure that connections are maintained and enhanced.	The area should remain Metropolitan Green Belt.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
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0790/01/027/SP7 (Table 6.1)/O	Mr Mathew Frith  <i>London Wildlife Trust</i>	Object	Soundness - Justified	SP7 (Table 6.1)  Sanderstead Plantation	We object to this. The Green Belt designation should be retained rather than the Plantation re-designated as Local Green Space. The site, a Site of Borough Importance for Nature Conservation, is still part of the wider Green Belt designation, at the northern edge of Selsdon Park Hotel grounds with only the Addington Road serving as a 'barrier' (roads fall within the Green Belt elsewhere); in our view the Plantation still meets criteria for protection as Green Belt.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. It is surrounded on all sides by built up area (with the Green Belt around Selsdon Park at a diagonal to Sanderstead Plantation and not directly opposite) so it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
1788/01/008/SP7 (Table 6.1)/O	Alice Desira	Object	Soundness - Justified	SP7 (Table 6.1)  Sanderstead Plantation	I also object to Croham Hurst Woods being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Policies Map). Sanderstead plantation is also being downgraded from Green Belt to Metropolitan Open Land, which I also object to.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
1829/01/009/SP7 (Table 6.1)/O	Christine Cafferkey	Object	Soundness - Justified	SP7 (Table 6.1)  Sanderstead Plantation	Sanderstead plantation is also being downgraded from Green Belt to Metropolitan Open Land. I object to this downgrade.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.



1853/01/008/SP7 (Table 6.1)/O Brian Matthews	Object	SP7 (Table 6.1) Sanderstead Plantation	These sites should not be downgraded from greenbelt status.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
1856/01/009/SP7 (Table 6.1)/O Chris Sleight	Object	SP7 (Table 6.1) Sanderstead Plantation	I object to the reclassification of Coombe Playing Fields, Croham Hurst Woods and Sanderstead Plantation from Greenbelt to Metropolitan Open Land. This is not appropriate. It is essential for the character, ecology and biodiversity of the borough that these green spaces remain fully protected and are recognised for what they are - Green Belt. To downgrade them would be an obvious 'thin end of the wedge' to losing them.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
1916/01/015/SP7 (Table 6.1)/O Andrew Hird	Object	SP7 (Table 6.1) Sanderstead Plantation	The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Polices Map). Sanderstead plantation is also being downgraded from Green Belt to Metropolitan Open Land. All these downgrades should be removed.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

1916/01/010/SP7 (Table 6.1)/O Andrew Hird	Object	SP7 (Table 6.1)	The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Policies Map). Sanderstead plantation is also being downgraded from Green Belt to Metropolitan Open Land. All these downgrades should be removed.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.	
1926/01/016/SP7 (Table 6.1)/O Councillor Luke Clancy	Object	Soundness - Justified	SP7 (Table 6.1)	I object to the de-designation of Sanderstead Plantation as Green Belt.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
1926/02/002/SP7 (Table 6.1)/O Councillor Luke Clancy	Object	Soundness - Justified	SP7 (Table 6.1)	I object to the de-designation of Purley Downs as Green Belt and to the de-designation of Sanderstead Plantation as Green Belt.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

2056/01/004/SP7 (Table 6.1)/O	Councillor Dudley Mead <i>London Borough of Croydon</i>	Object		SP7 (Table 6.1) Sanderstead Plantation	I object to the de-designation of Sanderstead Plantation as Green Belt. The Plantation houses one of the largest and longest established badger settlements in the south of England. It is reputedly 600 years old. The de-designation of the above site would not comply with Policy SP7.2 and protection of the green grid.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
2062/01/016/SP7 (Table 6.1)/O	Councillor Jason Perry <i>London Borough of Croydon</i>	Object	Soundness - Justified	SP7 (Table 6.1) Sanderstead Plantation	I object to the de-designation of Sanderstead Plantation as Green Belt.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
2071/01/016/SP7 (Table 6.1)/O	Councillor Mario Creatura <i>London Borough of Croydon</i>	Object	Soundness - Justified	SP7 (Table 6.1) Sanderstead Plantation	I object to the de-designation of Sanderstead Plantation as Green Belt.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

2107/01/001/SP7 (Table 6.1)/O Amanda Kent	Object	SP7 (Table 6.1) Sanderstead Plantation	I wish to state my objection to the current plans to downgrade the status of the Sanderstead Planation. Policy SF7.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.		
2128/02/012/SP7 (Table 6.1)/O Cllr Steve O'Connell AM	Object	SP7 (Table 6.1) Sanderstead Plantation	I object to the loss of Green Belt.	Sanderstead Plantation should remain Green Belt.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.	
2220/01/001/SP7 (Table 6.1)/O Mr Brandon Costa	Object	Soundness - Effective	SP7 (Table 6.1) Sanderstead Plantation	The Sanderstead Plantation is right behind our house and we use it all the time to take the kids in there with the dogs and play. The kids love playing hide and seek and climbing trees. I think that in this era where kids do not play enough outside it is a shame to take away their local green area.	I believe that Sanderstead Plantation should stay part of the Green Belt as if this was removed the next step is building on it.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

2243/01/003/SP7 (Table 6.1)/O	Ben Rispin	Object	SP7 (Table 6.1)	Sanderstead planation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
2448/01/016/SP7 (Table 6.1)/O	Andy Stranack <i>Croydon Council</i>	Object	SP7 (Table 6.1)	I object to the de-designation of Sanderstead Plantation as Green Belt.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
2602/01/001/SP7 (Table 6.1)/O	Kirsty Currie	Object	SP7 (Table 6.1)	It has been brought to our attention by the MP for South Croydon, Chris Philp, that there is a proposal to downgrade Sanderstead plantation from Green Belt to Metropolitan Open Land. We wish to ask for clarification of this proposal eg will this mean that commercial or residential development be allowed to take places on this area? We feel that this land is well used by local residents (especially young families and dog owners such as ourselves) and is a valuable area for maintaining local wildlife. We use this area on a daily basis and feel that our young family have much to gain from it remaining as an area where they can enjoy and learn about nature and woodland life and would like to keep it as such rather than the site being developed for commercial or residential purposes.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

2635/01/007/SP7 (Table 6.1)/O	Paul Sandford  <i>Bourne Society</i>	Object		SP7 (Table 6.1)  Sanderstead Plantation	I object to the de-designation of Sanderstead Plantation as Green Belt		No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
2647/01/001/SP7 (Table 6.1)/O	Mr Steve Lucas	Object		SP7 (Table 6.1)  Sanderstead Plantation	Inconsistent with the NPPF without good reason		No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
2657/01/016/SP7 (Table 6.1)/O	Rebecca Pullinger  <i>CPRE London</i>	Object	Soundness - Effective	SP7 (Table 6.1)  Sanderstead Plantation	While this site is separated from the wider Green Belt designation, the publicly accessible woodland still meets criteria for protection as Metropolitan Open Land and should therefore be allocated as such: according to Greenspace Information for Greater London, the site is a Grade II site of Borough Wide importance, is well used by the local community and is known for its variety of flora and its spectacular bluebells.	The Green Belt designation at Sanderstead Plantation should be changed to Metropolitan Open Land rather than being removed altogether.	No change	Sanderstead Plantation is an important open space that needs to be protected. It is proposed that be re-designated as Local Green Space because is is not connected to the Metropolitan Green Belt surrounding London and it is too small to be considered Metropolitan Open Land. However as the three designations (Green Belt, Metropolitan Open Land and Local Green Space) have the same status and level of protection there is no material impact from the proposed change in designation.

2657/01/011/SP7 (Table 6.1)/C	Rebecca Pullinger  CPRE London	Comment	Soundness - Justified	SP7 (Table 6.1)  Sanderstead Plantation	The Council should explicitly state the reasons behind any changes in designation to Green Belt or Metropolitan Open Land and make clear why a designation has changed from one to the other, as this is not clearly understood by residents who have contacted us.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
2770/01/010/SP7 (Table 6.1)/O	Mr Peter May	Object		SP7 (Table 6.1)  Sanderstead Plantation	Croham Hurst Woods and Sanderstead Plantations I understand are to be re-designated from Green Belt to Metropolitan Open Land with therefore a downgrade in the protected status and I object to this for the reasons stated above. Such land is precious for wild life and the community as a whole and should not be allowed to be lost for this purpose. Indeed all green belt land should be regarded as sacrosanct and not be allowed to be downgraded.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
2775/01/016/SP7 (Table 6.1)/O	Cllr Tim Pollard  London Borough of Croydon	Object	Soundness - Justified	SP7 (Table 6.1)  Sanderstead Plantation	I object to the de-designation of Sanderstead Plantation as Green Belt.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

2776/01/016/SP7 (Table 6.1)/O	Cllr Helen Pollard  <i>London Borough of Croydon</i>	Object	Soundness - Justified	SP7 (Table 6.1)  Sanderstead Plantation	I object to the de-designation of Sanderstead Plantation as Green Belt.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
2812/01/016/SP7 (Table 6.1)/O	Cllr Jan Buttinger  <i>London Borough of Croydon</i>	Object	Soundness - Justified	SP7 (Table 6.1)  Sanderstead Plantation	I object to the de-designation of Sanderstead Plantation as Green Belt.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
2828/07/003/SP7 (Table 6.1)/O	Mr Eugene Regan	Object		SP7 (Table 6.1)  Sanderstead Plantation	The site should remain as green belt. Sanderstead planation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.



2829/01/016/SP7 (Table 6.1)/O	Cllr Margaret Mead <i>Croydon Council</i>	Object	Soundness - Justified	SP7 (Table 6.1) Sanderstead Plantation	I object to the de-designation of Sanderstead Plantation as Green Belt.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
2839/01/007/SP7 (Table 6.1)/O	Cllr Yvette Hopley <i>London Borough of Croydon</i>	Object	Soundness - Justified	SP7 (Table 6.1) Sanderstead Plantation	Object about the designation from Green belt to Metropolitan open land. Weakens the value of the protection.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
2839/02/007/SP7 (Table 6.1)/O	Cllr Yvette Hopley <i>London Borough of Croydon</i>	Object	Soundness - Justified	SP7 (Table 6.1) Sanderstead Plantation	Object about the designation from Green belt to Metropolitan open land. Weakens the value of the protection. Recently Ealing council downgraded some of its green belt to Metropolitan Open Land and now they are building on that land (against advice). This is a slippery slope.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

2841/01/010/SP7 (Table 6.1)/O	Cllr Vidhi Mohan <i>London Borough of Croydon</i>	Object		SP7 (Table 6.1) Sanderstead Plantation	I object to the de-designation of Sanderstead Plantation as Green Belt. The de-designation would not comply with Policy SP7.2 and protection of the green grid.		No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
2842/01/016/SP7 (Table 6.1)/O	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Object	Soundness - Justified	SP7 (Table 6.1) Sanderstead Plantation	I object to the de-designation of Sanderstead Plantation as Green Belt.		No change	There is insufficient information in this representation for us to make a change as it does not provide substantive reasons for the objection.
2859/01/005/SP7 (Table 6.1)/O	Philip Edmonds	Object		SP7 (Table 6.1) Sanderstead Plantation	Our Green Belt land is a prized part of Croydon and it is our obligation to ensure that it is protected for the enjoyment of our children and future residents. On the one hand, the plan makes statements about the need to protect Green Belt land (section 9), however there are proposals which raise concerns about the Council's commitment to preserving our environment. The proposed alteration of the status of Sanderstead Plantation (SP7 - page 55 of the Policies Map) from Green Belt to Metropolitan Open Land can only be viewed as a threat to areas that increase the biodiversity of our borough. Although there is no specific proposal to build on these areas, we need to ask why there is a proposal to change their status if there is no plan to give these up for development at a later date.	Sanderstead Plantation should remain Green Belt.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
2968/01/001/SP7 (Table 6.1)/O	Mr Jason Vine	Object		SP7 (Table 6.1) Sanderstead Plantation	I send you this email to state my objection to your current plans to downgrade the status of Sanderstead Plantation (policy number SF7).		No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

2975/01/003/SP7 (Table Janet Hughes  
6.1)/O

Object

SP7 (Table 6.1)

Sanderstead  
Plantation

I wish to register my objection to what I am hearing are your plans to develop the above areas.  
I understand that housing may be planned for the Sanderstead Plantation site and a travellers permanent camp site around the area of Coombe playing fields.

I do understand the need for affordable housing, especially in the Croydon area, but I would remind you to also understand the need for woods of mature trees and their invaluable and necessary help in oxygenising air in this area of heavy traffic. This is a necessary and vital resource, especially since very few trees are being planted and the fact that they take many years to mature to the point where they clean the atmosphere. I can hardly believe that this is action you are proposing to take.

No change

Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

2991/01/004/SP7 (Table Anna Bond  
6.1)/O

Object

Soundness -  
Justified

SP7 (Table 6.1)

Sanderstead  
Plantation

Loss of Green Belt – (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation  
The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Polices Map).

No change

Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

2999/01/005/SP7 (Table Mr John Harris  
6.1)/O

Object

SP7 (Table 6.1)

Sanderstead  
Plantation

I am writing to object to the de-designation of:  
Sanderstead Plantation from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Polices Map)  
The de-designation of these sites would not comply with Policy SP7.2 and protection of the green grid.

No change

Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

3006/01/005/SP7 (Table Mr John Sadler 6.1)/O

Object

SP7 (Table 6.1)

Sanderstead Plantation

It has been brought to my attention that Croydon Council is a making proposals to re-designate Coombe Playing fields, Croham Hurst and Sanderstead Plantation from Green Belt to Open Land. There can only be one reason to spend the time and effort to progress these proposals and that is to mischievously allow planning applications on this land at some future date. I object very strongly to these proposals and in particular to any future intentions to build on the Sanderstead Plantation. This is a unique oasis in our urban sprawl with an abundance of wildlife and vegetation that we should be making very effort to preserve. I appreciate the need to provide more homes in the borough but please exhaust the abundant brown sites before taking the easy option of encroaching on precious green belt.

No change

Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

3011/01/002/SP7 (Table Mr Joseph Trickey 6.1)/O

Object

SP7 (Table 6.1)

Sanderstead Plantation

I wish to state my strong objection to any diminution of local green spaces. The draft local plan Policy DM 44.2 and Policy SP7 propose redesignation from Green Belt status to Metropolitan Open Land for Croham Hurst and also for the Sanderstead Plantation and Coombe Playing Field. The value of maintaining protection for these spaces for health and environmental reasons must be evident to everyone responsible for their protection. For many years I, along with many others, have used these open spaces and woodlands to walk around the area and also for walking into Croydon town. One of Croydon's great assets is in the number of green spaces available for the public's recreation, and it is clear from public meetings that the people of Croydon see them as of great benefit. Not only is the public prepared to use them but as is seen from the associations like the Friends of Croham Hurst Woods and the Friends of Wetton Gardens people are also prepared to work for their improvement. I should like reassurance that the redesignation of the land will not result in any erosion of the areas open for walking and for leisure in general

No change

Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

3022/01/001/SP7 (Table 6.1)/O	Mr Martin Bridge	Object	Soundness - Justified	SP7 (Table 6.1)  Sanderstead Plantation	I send you this email to state my objection to your current plans to downgrade the status of Sanderstead Plantation ( policy number SF7). My garden backs onto the plantation and I feel that if this policy goes ahead the future of the plantation will be unsure.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3027/01/004/SP7 (Table 6.1)/O	Mr Nicholas Hook	Object		SP7 (Table 6.1)  Sanderstead Plantation	Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Policies Map). Sanderstead Plantation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3085/01/002/SP7 (Table 6.1)/O	Mr Fabio Mellerio	Object		SP7 (Table 6.1)  Sanderstead Plantation	I believe that Sanderstead Plantation should stay part of the Green Belt as if this was removed the next step is building on it.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

3144/01/001/SP7 (Table 6.1)/O	Mr David Hayes	Object	SP7 (Table 6.1)	Sanderstead Plantation	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3150/01/003/SP7 (Table 6.1)/O	Felicity Taylor	Object	SP7 (Table 6.1)	Sanderstead Plantation	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3152/01/002/SP7 (Table 6.1)/O	Giselle Stacey	Object	SP7 (Table 6.1)	Sanderstead Plantation	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

3164/01/006/SP7 (Table 6.1)/O Jenny White

Object

SP7 (Table 6.1)  
Sanderstead  
Plantation

Sanderstead Plantation is being downgraded to Metropolitan Open land, I object strongly to all these plans for downgrading.

No change

Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

3199/01/003/SP7 (Table 6.1)/O Sheila Wicks

Object

SP7 (Table 6.1)  
Sanderstead  
Plantation

I object to all these down grades. They should all stay the same as they are. Sanderstead Plantation should also not be downgraded from green belt to Metropolitan open Land.

No change

Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

Object	Soundness - Justified	SP7 (Table 6.1)	I wish to register my strong objection ( via daughters email ) on the proposed Loss of Green Belt proposals which will have a detrimental effect on the residential amenity of the neighbourhoods around Sanderstead Plantation, Croham Hurst Woods and Coombe Playing Fields	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
Sanderstead Plantation			<p>I strongly object to Croydon Council's proposals to change the status of Sanderstead Plantation from Metropolitan Green Belt to Local Green Space, Croham Hurst Woods de designated from Green Belt to Metropolitan Open Land, and Coombe Playing Fields being proposed for development.</p> <p>The current designation of Sanderstead Plantation and Croham Hurst Woods sites provides the protection the sites need from unwanted development and there are no benefits to residents in changing the designation. The proposals will destroy the character of the areas which need to be preserved.</p> <p>Other objections:</p> <ul style="list-style-type: none"> <li>• Adverse effect on the residential amenity of neighbours, by reason of noise, disturbance, overlooking, loss of privacy, wildlife, overshadowing, etc.</li> <li>• Unacceptably high density / overdevelopment of Coombe Playing Fields site, especially as it involves loss of the open aspect of the neighbourhoods</li> <li>• Visual impact of the sites and surrounding neighborhoods and a detrimental effect on the character of our</li> <li>• As the local plan sets out what the Council will allow to be built over next 20 years , all a planning application on Sanderstead Plantation or Croham Hurst Woods need to do is be consistent with the local plan to be passed thus ruining these sites and the neighborhood amenities forever</li> <li>• Increased density of the population of these sites including overcrowding which is also a health and safety concern</li> <li>• The detrimental effects change of land status of Sanderstead Plantation and Coombe Hurst Woods and the proposed development of Coombe Playing Fields on the character of the neighbourhood. Coombe Hurst Woods is a mature wood with beech and oak trees which will be under threat eg less trees, increase in noise, litter</li> <li>• Design (including bulk and massing, detailing and materials, if these form part of the application)</li> </ul>		



			<ul style="list-style-type: none"> <li>• The proposed development of Coombe Playing Fields would be over-bearing, out-of-scale or out of character in terms of its appearance compared with existing vicinity</li> <li>• The loss of existing views from neighbouring properties would adversely affect the residential amenity of neighbouring owners</li> </ul>			
3260/01/008/SP7 (Table 6.1)/O	Wayne Starr	Object	SP7 (Table 6.1)  Sanderstead Plantation	Also the downgrading of greenbelt sites at Coombe Playing Fields, Croham Hurst and Sanderstead Plantation should not be considered an option. These areas should be preserved and fought for not downgraded.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3275/01/011/SP7 (Table 6.1)/O	Suzanne Connor	Object	SP7 (Table 6.1)  Sanderstead Plantation	With reference to the Local Plan which has been proposed, please note my objection to the following policies: > > Garden Grabbing > Policy DM2 > > Purley Skyscraper authorisation > Policy DM40.1 > > Purley Pool > Policy 40.4, Table 11.3, Site 30 > > Purley Parking > Policy 40.4, Table 11.3, > > Sanderstead "Lidl" Site > Policy DM41.3, Table 11.14, site 306 > > Gypsy/Traveller site on Conduit Lane, next to Coombe Wood Gardens > Policy DM44.2, Table 11.17, site 661 > > Loss of Green Belt – (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation > The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 > > Lack of Parking in new developments > Policy DM28 > > More Protection; Less "Intensification" > Policy DM31.4	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

3347/01/003/SP7 (Table 6.1)/O	Mr Richard Veldeman	Object	SP7 (Table 6.1)	Sanderstead Plantation is also being downgraded from Green Belt to Metropolitan Open Land. For the same reasons as for Croham Hurst Woods.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.	
3367/01/001/SP7 (Table 6.1)/O	Kalpesh Patel	Object	SP7 (Table 6.1)	<p>It has recently been bought to my attention there has been an application and consideration proposed of turning Sanderstead Plantation from Metropolitan Green Belt Land to Local Green Space.</p> <p>Myself Mr Kalpesh Patel and my wife Mrs Beenta Patel of 17 Norfolk Avenue whole hearted and sincerely object to this planning, proposition and consideration.</p> <p>We have not been advised or contacted appropriately in accordance for this proposal and feel in addition such a plan could dramatically affect the local space, wildlife, environment, residents and community for the negative.</p> <p>Should this decision move forward, I would like to bring to your attention both myself, my wife AND the local residents and community plan to vigorously defend our position.</p>	Object to proposal for Sanderstead Plantation	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3373/01/004/SP7 (Table 6.1)/O	Mrs Kim Vella <i>Croydon Council</i>	Object	SP7 (Table 6.1)	Loss of Green Belt – (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Polices Map). Sanderstead plantation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.	

3384/01/001/SP7 (Table 6.1)/O	Mr Amos Cotter	Object	SP7 (Table 6.1)	As a resident of Church Way I would like to object in the strongest terms to the proposed downgrading of Sanderstead Plantation from Green Belt to Metropolitan Open Land. I believe that this de-designation would have a major negative impact on the character of our neighbourhood and would ask you to re-consider this action.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3420/01/002/SP7 (Table 6.1)/O	Mr & Mrs Tarran	Object	SP7 (Table 6.1)	We wish to object to the downgrading of status of the following open spaces Coombe Playing Fields Croham Hurst Sanderstead Plantation Under NO circumstances should these open spaces be downgraded	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3430/01/016/SP7 (Table 6.1)/O	Mr Donald Speakman	Object	SP7 (Table 6.1)	I object to the de-designation of Sanderstead Plantation as Green Belt.	No change	There is insufficient information in this representation for us to make a change as it does not provide substantive reasons for the objection.

3444/01/002/SP7 (Table 6.1)/O Mrs E McRoberts	Object	SP7 (Table 6.1)	<p>I am a resident of Norfolk Avenue and my property backs onto the Sanderstead Plantation. I understand that you are planning to change the current status of The plantation and Croham Woods and Coombe Playing Fields from Green belt to Metropolitan Open Land. I can only assume that this would allow these current open spaces to be built on in the future. If this is not the case, I cannot see why the current statuses would need to change. I am unable to understand why, as residents, we have not been told directly of your plan to change the status by Croydon Council. These spaces are key to this local community. We currently enjoy walking in the woods and teaching our children about nature and Eco systems. There is a wealth of wild life which inhabit the woods, badgers, rabbits, deer and not to mention the different species of birds. Where would they go if the trees were cut down. Sanderstead is a lovely location because of the woods and open spaces, to build on this would be detrimental to the area and a mistake</p>	No change	<p>Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it is surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.</p>
3447/01/003/SP7 (Table 6.1)/C Ms E Rispin		SP7 (Table 6.1)	<p>Please note my objection to the following development of land outlined in recent area plans. These open spaces are vital to the quality of life of the area. As someone whose family has been in Sanderstead for three generations I object as I would like to see my children have the same quality of life and access to open space as their parents, grandparents and great grandparents.</p> <p>Loss of Green Belt Sanderstead Plantation. Sanderstead plantation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades.</p>	No change	<p>Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it is surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.</p>
3454/01/003/SP7 (Table 6.1)/O Me E Hook	Object	SP7 (Table 6.1)	<p>The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2 Table 11.17, site 662 (pg179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Policies Map). Sanderstead Plantation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades.</p>	No change	<p>Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it is surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.</p>

3474/01/012/SP7 (Table 6.1)/O	Mr Dennis King  <i>Sanderstead Residents' Associatio</i>	Object	Soundness - Justified	SP7 (Table 6.1)  Sanderstead Plantation	Sanderstead Plantation Ancient woodland planted for the management of timber, now a woodland recreation area providing 8 acres for wild life preservation and recreation. There can be no reason for the proposed change	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
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3477/01/003/SP7 (Table 6.1)/O	Mr Derek Smith	Object		SP7 (Table 6.1)  Sanderstead Plantation	We are horrified and strongly object to learn recently that Croydon Council has proposals for the re-designation of a number of open areas (public playing fields and woodland) in the Selsdon/Sanderstead, South Croydon area. The purpose of the proposed re-designation is clear to everyone that is to say, new development at some point in time. We recognise the need to increase housing stock, however, the need for adequate public amenities increases with development, and finding the space to provide these becomes increasing more difficult. We should not try solving one problem only to create a more serious one. When public green spaces are no longer available it will become impossible to remove developments to create such spaces. We should therefore treasure the few public open spaces that exist, and not see them as opportunities for development when there are opportunities still existing in brown field sites. It should be kept in mind that the creation of mature woodland etc. would typically take 50 or more years. South Croydon does not have an abundance of such areas, therefore, we need to think seriously when considering changes to any public spaces especially woodland.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
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3493/01/002/SP7 (Table 6.1)/O Mr G Greenland	Object	SP7 (Table 6.1)  Sanderstead Plantation	I am writing this email to STRONGLY object to the council's proposals for the re-designation of green belt land and the building on this land of homes and traveller sites. I agree that we need housing in Croydon however these new homes should be built on brown field sites, instead of destroying some of the nicest areas in the borough that can be enjoyed by all of Croydon's residence. Please count this email as "official" objection. If there is more formal method of raising an objection so it is properly counted can you please advise me of it.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3538/01/001/SP7 (Table 6.1)/O Liz Turner	Object	SP7 (Table 6.1)  Sanderstead Plantation	Please reconsider many of the policies that change the character of Sanderstaed	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3543/01/001/SP7 (Table 6.1)/O Mr Meenu Sood	Object	SP7 (Table 6.1)  Sanderstead Plantation	I agree with my local MP, Chris Philp, that status of Sanderstead plantation should not be downgraded from Green belt to Metropolitan Open Land. Current designation protects this site and I believe it needs to remain so.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

3545/01/006/SP7 (Table 6.1)/O Linda Bevin

Object

Soundness - Justified

SP7 (Table 6.1)

Sanderstead Plantation

I object to the de-designation of Purley Downs Golf Club and adjoining land, and Sanderstead Plantation as Green Belt. In light of the aforementioned additions, this appears to be a total contradiction of policies.

No change

Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

3561/01/011/SP7 (Table 6.1)/O Linda Hione

Object

SP7 (Table 6.1)

Sanderstead Plantation

Loss of Green Belt – (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation  
The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Policies Map). Sanderstead plantation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades. There is no reason to make any changes as these lands need to be protected.

No change

Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

3562/01/004/SP7 (Table 6.1)/O Mr Michael Steer

Object

SP7 (Table 6.1)

Sanderstead Plantation

Policy SP7 Loss of Green Belt - (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation  
Due to the importance of these spaces to local residents and the community I object to all of these proposed downgrades to change the above listed sites from Metropolitan Green Belt to Local Green Space.

No change

Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

Sanderstead  
Plantation

I

I object to the proposed loss of Green Belt status for  
(1) Coombe Playing Fields - (site ref 662) and object to the proposal for development in Policy DM44.2 Table 11.17  
(2) Croham Hurst - this is a biological Site of Special Scientific Interest and a Site of Metropolitan Importance for Nature Conservation  
(3) Sanderstead Plantation  
The de-designation of these sites would not comply with Policy SP7.2 and protection of the green grid.

I object to the proposed loss of Local Area of Special Character protection for many roads such as West Hill, Campden and Spencer Roads, the Woodcote Estate and Hartley Farm. Loss of protection will open up these roads to inappropriate development. Roads, such as Oakwood Avenue in Purley should also be included as new Local Heritage Areas.

I object to the possible "Garden Grabbing" that policy DM2 will make much easier. National and London policy classifies gardens as green field, but the proposed new policy DM2 says that the Council will allow building on gardens. We need to keep our green spaces.

I also object to the proposed retail development of the old "Good Companions Pub" site in Hamsey Green, which the proposed policy DM4 1.3 table 11.14 (site 306) would allow. A retail outlet in such a location would cause traffic chaos. It will be far better to develop it as a residential site (with ample parking) and in character with other housing in the area - not a block of flats.

On the question of parking; I note that some new developments do not seem to cater for this. Green Dragon House being a typical example. All new developments should provide for ample parking for residents and their families.

Please take the above comments into account when assessing the proposed Croydon Local Plan.

Yours faithfully

Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it is surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.



3699/01/016/SP7 (Table 6.1)/O	Cllr J Cummings	Object	Soundness - Justified	SP7 (Table 6.1) Sanderstead Plantation	I object to the de-designation of Sanderstead Plantation as Green Belt.	No change	There is insufficient information in this representation for us to make a change as it does not provide substantive reasons for the objection.
3703/01/002/SP7 (Table 6.1)/O	Ms J Harris	Object		SP7 (Table 6.1) Sanderstead Plantation	Please record my whole-hearted objection to Policy No. SP7 of the strategic plan - the change of status for Sanderstead Plantation & others from Green Belt to Metropolitan Open Land. I am opposed to any change in designation of status of these green belt areas. 'Plots' for new homes should be prioritised on existing brownfield sites.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3706/01/002/SP7 (Table 6.1)/O	Mr J Logan	Object		SP7 (Table 6.1) Sanderstead Plantation	I'm also very alarmed that various areas in the locality are being downgraded from "Green Belt" land to " Metropolitan Open Land", such as the Sanderstead Plantation; presumably to make these precious rural areas available for building upon.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3707/01/002/SP7 (Table 6.1)/O	Ms J MacEvoy	Object		SP7 (Table 6.1) Sanderstead Plantation	As a resident of Church Way I would like to object in the strongest terms to the proposed downgrading of Sanderstead Plantation from Green Belt to Metropolitan Open Land. I believe that this de-designation would have a major negative impact on the character of our neighbourhood and would ask you to re-consider this action.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

3708/01/011/SP7 (Table 6.1)/O Mrs J McDonald	Object	SP7 (Table 6.1) Sanderstead Plantation	Sanderstead plantation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3710/01/005/SP7 (Table 6.1)/O Mr J Nolan	Object	SP7 (Table 6.1) Sanderstead Plantation	I'm also very alarmed that various areas in the locality are being downgraded from "Green Belt" land to " Metropolitan Open Land", such as the Sanderstead Plantation; presumably to make these precious rural areas available for building upon.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3721/01/002/SP7 (Table 6.1)/O Mr Michael Lishmund	Object	SP7 (Table 6.1) Sanderstead Plantation	I have some concerns over this redesignation and would like confirmation that the site will protected from development due to the following, as stated in your Open Space Needs Assessment Document: Close proximity to the community it serves, a special tranquil area, natural open space, site of nature conservation, local in character and easily accessible to the public.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

3734/01/009/SP7 (Table Mr & Mrs Mott  
6.1)/O

Object

SP7 (Table 6.1)

I object to this site allocation.

No change

Sanderstead  
Plantation

Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

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Object

SP7 (Table 6.1)

Sanderstead Plantation

I was informed yesterday (16th December) of your consultation process into the possible category changes of Sanderstead Plantation from Metropolitan Green Belt Land to Local Green Space. I have the following comments:- I only discovered of this plan through a piece of paper pushed through my front door by the distraught volunteer organisation who do a fantastic job of looking after the Plantation. No previous consultation has been provided to me, neither through my letter box nor displayed in the neighbourhood. I asked a friend who lives directly opposite the wood on the Addington Road whether they had heard anything and they also knew nothing of these plans. I checked on the Croydon web-site and couldn't find any reference to the downgrading of the plantation. The website that holds this information is impossible for the average person to access and decipher. It uses terminology that means nothing to the non-experts and even when you do access the document it appears to show no action to the area in question. It appears to have the 'If you can't convince them confuse them' attitude. I decided to phone the council to check to see if the note was a hoax. I was informed, no it was real but because of resource available to the council the level of consultation was limited. That is simply not good enough. How can this be a consultation if you don't include those people who are directly affected? Indeed, I understand there was some sort of forum a few weeks back yet even the volunteer association that looks after the woods were unaware of that event. How rude is it that to treat the people of this borough in this way. No matter what the budget restraints costs are minimal to consult by either local posters or a mail drop to the neighbouring houses as any planning permission would be addressed.

The council representative informed me the plantation was being downgraded because it was surrounded on three sides by residential development. This logic ignores that this is one of, if not the only area that affords a continuous canopy. It links other areas of important green areas affords Croham Hurst, Selsdon Park then the Selsdon Wood nature reserve.

The council website informs us that it is a "site of nature conservation importance". This unique 8.8 hectares of woodland has a large biodiversity inc. Badgers, Owls and a

No change

Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

noted spread of tree species (the whole concept of the plantation all those years ago, was to grow and large spread of indigenous species); hence its name. Its biodiversity is not just animals but also plants; notable are the Bluebells in spring which have recently been the best we have seen in a long time. These unrestricted open all hours' woods serves the whole community. If the consultation hadn't been so badly flawed (i.e. consultation via stealth). The plans to down grade the status of the Plantation jeopardizes the green belt of South Croydon. As you can see from the satellite picture this is not an isolated area of green space, in an urban environment, but is part of the larger connecting green belt which forms the boundary of South Croydon. I am sure the local outrage would be immense if more people were informed of these proposals when. This whole plan is simply not acceptable. Indeed, the idea and approach is as outrageous as the plan management itself.

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Object	Soundness - Justified	SP7 (Table 6.1)	I have lived in Sanderstead for nearly 30 years and wish to register my strong objection on the proposals which I believe will have an adverse effect on the sits and residential amenity of the neighbourhoods around Sanderstead Plantation, Croham Hurst Woods and Coombe Playing Fields	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
		Sanderstead Plantation	I strongly object to Croydon Council's proposals to change the status of Sanderstead Plantation from Metropolitan Green Belt to Local Green Space, Croham Hurst Woods de designated from Green Belt to Metropolitan Open Land, and Coombe Playing Fields being proposed for development.		
			The current designation of Sanderstead Plantation and Croham Hurst Woods sites provides the protection the sites need from unwanted development and there are no benefits to residents in changing the designation. If the proposals for the Coombe Playing Fields are passed Croydon will LOSE one of the few areas of natural beauty. There will be fewer places to go for family walks, fewer oak and beech trees which will have an adverse effect on the health and well being of local residents potentially resulting in detrimental effects of mental health ultimately putting a strain on Croydon Council's Social Service and local NHS.		
			<ul style="list-style-type: none"> <li>•Adverse effect on the residential amenity of neighbours, by reason of noise, disturbance, overlooking, loss of privacy, wildlife, overshadowing, etc.</li> <li>• Unacceptably high density / overdevelopment of Coombe Playing Fields site, especially as it involves loss of the open aspect of the neighbourhoods</li> <li>• Visual impact of the sites and surrounding neighborhoods and a detrimental effect on the character of our</li> <li>• As the local plan sets out what the Council will allow to be built over next 20 years , all a planning application on Sanderstead Plantation or Croham Hurst Woods need to do is be consistent with the local plan to be passed thus ruining these sites and the neighborhood amenities forever</li> <li>• Increased Density of the population of these sites including overcrowding which is also a health and safety concern</li> <li>• The detrimental effects change of land status of Sanderstead Plantation and Coombe Hurst Woods and the proposed development of Coombe</li> </ul>		

Playing Fields on the character of the neighbourhood. Coombe Hurst Woods is a mature wood with beech and oak trees which will be under threat eg less trees, increase in noise, litter

- Design (including bulk and massing, detailing and materials, if these form part of the application)
- The proposed development of Coombe Playing Fields would be over-bearing, out-of-scale or out of character in terms of its appearance compared with existing vicinity
- The loss of existing views from neighbouring properties would adversely affect the residential amenity of neighbouring owners

3767/01/003/SP7 (Table 6.1)/O Mr K Dawson

Object

Soundness - Justified

SP7 (Table 6.1)

Sanderstead Plantation

I have had the opportunity to read the proposals in the recently published Local Plan for Croydon and am submitting my views by the 18 December 2015 deadline.

No change

Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

I also object to the down-grading of Green Belt land to Metropolitan Open Land in Policy SP7 of the Strategic Plan as the protections in place against developing these areas are likely to be compromised, specifically Croham Hurst and Sanderstead Plantation.

There are plenty of 'Brown field' sites where much needed 'affordable' residential development can take place, although of course it is more expensive to do this and therefore economically desirable for developers and construction companies!

However, it is the responsibility of national and local government to ensure that Brown field sites should be the primary focus, and prevent more green spaces in urban areas disappearing.

3770/01/004/SP7 (Table 6.1)/O Mr Malcom Mackenzie

Object

SP7 (Table 6.1)

Sanderstead Plantation

We wish to raise objections to a number of the proposals in the draft document which, we feel, will affect the south part of the Borough in particular, but will also make the whole Borough less attractive in which to live. Also the downgrading of the Sanderstead plantation from "Green Belt" to Metropolitan Open Land.

No change

Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

3796/01/012/SP7 (Table 6.1)/O	Mr Tony Sales	Object	SP7 (Table 6.1)	I am emailing to record my objection to the following policies within the 'Local Plan'.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3800/01/005/SP7 (Table 6.1)/O	Ann Nussey	Object	SP7 (Table 6.1)	Loss of Green Belt (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Polices Map). Sanderstead planation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3804/01/011/SP7 (Table 6.1)/O	Cllr L Hale <i>London Borough of Croydon</i>	Object	SP7 (Table 6.1)	I object to the de-designation of Sanderstead Plantation as Green Belt. As a local Ward Councillor for Sanderstead I am aware that Sanderstead Plantation hosts one of the largest series of badger setts in the south of England and is acknowledged as having been there for at least 600 years.  In general terms I find the green belt issue really worrying as I think this is a gradual process which is weakening our policy throughout the borough with the inevitable building that will occur on MOL.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.



3812/01/009/SP7 (Table 6.1)/O Mr Peter Spragg	Object	SP7 (Table 6.1)	Loss of Green Belt '(1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation. The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Polices Map). Sanderstead plantation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3813/01/009/SP7 (Table 6.1)/O Mr Brandon Hannan	Object	SP7 (Table 6.1)	The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Polices Map). Sanderstead plantation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3814/01/010/SP7 (Table 6.1)/O Mr Jon Adams	Object	SP7 (Table 6.1)	I also object to the proposal that Sanderstead Plantation being downgraded from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Polices Map).	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

3829/01/007/SP7 (Table 6.1)/O	Dr L Bowen-Long	Object	Soundness - Justified	SP7 (Table 6.1)  Sanderstead Plantation	Loss of Green Belt & Playing Fields – the proposal to alter land use categories for Coombe Playing Fields, Croham Hurst and Sanderstead Plantation are unnecessary and undesirable down-gradings of land areas which help to maintain Croydon Borough as more than just a concrete jungle. There should be balance between the locations of urban sprawl and natural green areas which the local residents can enjoy. Do not progress further with such changes of classification.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3838/01/002/SP7 (Table 6.1)/O	Mr & Mrs Sharman	Object		SP7 (Table 6.1)  Sanderstead Plantation	We wish to object to the redesignation of Croham Hurst and Sanderstead Plantation Policy policy SP7 from green belt to metropolitan open land	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3838/01/005/SP7 (Table 6.1)/O	Mr & Mrs Sharman	Object		SP7 (Table 6.1)  Sanderstead Plantation	Dear Sir, We wish to object to the redesignation of Croham Hurst and Sanderstead Plantation Policy policy SP7 from green belt to metropolitan open land.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

3846/01/004/SP7 (Table 6.1)/O Cllr M Gatland

Object

Soundness - Justified

SP7 (Table 6.1)

Sanderstead Plantation

I wish to object to the following  
The use of the following as traveller or gypsy sites Coombe Lodge Nurseries site ref 661 Coombe Farm. Site ref 502 This is inappropriate development on Greenbelt.  
The de designation from Greenbelt of Croham Hurst Woods Coombe rd Playing Fields Sanderstead Plantation Does not comply with SP7.2 and the protection of the green grid

No change

Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

3852/01/005/SP7 (Table 6.1)/O Mr M Mulderry

Object

SP7 (Table 6.1)

Sanderstead Plantation

I object to this site allocation.

No change

Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

3855/01/004/SP7 (Table 6.1)/O Mrs Gill Willis

Object

SP7 (Table 6.1)

Sanderstead Plantation

These should remain as Green Belt. The whole nature of the area will be destroyed if they are not protected in this way

No change

Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

3862/01/004/SP7 (Table 6.1)/O Mr M Blount

Object

Soundness - Justified

SP7 (Table 6.1)

Sanderstead Plantation

I have considered details of the proposed Croydon Local Plan and have the following objections on the basis that they will:  
detract from the local areas,  
dramatically change the local areas,  
dramatically change the character of local areas,  
have a significant adverse effect on an already overloaded infrastructure, including roads, public transport, public open space, environment and emergency, health and support services.

2. I object to any proposed re-designation of Green Belt and MOL.

No change

Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

3897/01/007/SP7 (Table 6.1)/O Cllr M Neal

Object

SP7 (Table 6.1)

Sanderstead Plantation

I object to the de-designation of Sanderstead Plantation as Green Belt.

No change

Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

3940/01/008/SP7 (Table 6.1)/O Shirley Shephard

Object

SP7 (Table 6.1)

Sanderstead Plantation

The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Polices Map). Sanderstead plantation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades

No change

Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

3946/01/002/SP7 (Table 6.1)/O	Mr & Mrs Burns	Object	Soundness - Justified	SP7 (Table 6.1)	We have been made aware that both Sanderstead Plantation along with Croham Hurst Woods are to be re designated/ downgraded from Green Belt land to Metropolitan Open Land.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3955/01/001/SP7 (Table 6.1)/O	Mrs M Brewster	Object	Soundness - Justified	SP7 (Table 6.1)	I wish to log my objections to these proposals. Croydon often gets a bad press and going into the town centre, whilst there is lots of choice, is not always a pleasant experience. However, in my opinion, one of the most important things Croydon does have going for it, is its abundant open spaces and woodland, which helps to make it a nice place to live. Any threat to the public's access to these amenities would be detrimental to the quality of life currently being experienced. I strongly object to any proposals which would impinge on this. I am particularly concerned with the proposal in respect of Sanderstead Plantation.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3960/01/008/SP7 (Table 6.1)/O	Mrs R Jennings	Object		SP7 (Table 6.1)	loss of green belt - coombe playing fields, Croham Hurst, Sanderstead plantation should not be downgraded	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

3981/01/002/SP7 (Table 6.1)/O Mr & Mrs Loveday	Object	SP7 (Table 6.1)	Sanderstead Plantation	Sanderstead Plantation is well maintained, has historical significance recorded for all to see by the Addington Road entrance. It contains a variety of native trees with bluebells providing a wonderful display in spring. What is the point of downgrading Sanderstead Plantation from Green Belt to Local Green Space? Is this a slippery slope to further downgrade in the future for development? Brownfield sites should be developed instead of encroaching on land that is regularly used and appreciated. We strongly object to this change of status.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.	
3987/01/001/SP7 (Table 6.1)/O Mr P Doherty	Object	Soundness - Justified	SP7 (Table 6.1)	Sanderstead Plantation	I wish to place on record my grave concern about Sanderstead Plantation. I object to the council changing the land from Metropolitan Green Belt to Local Green Space. The current designation provides the protection that the site needs and I can see no benefit arising from the lowering of that designation.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3990/01/002/SP7 (Table 6.1)/O Mr P Upton	Object	SP7 (Table 6.1)	Sanderstead Plantation	I confirm that I object to any changes to the designation of the Sanderstead Plantation	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.	

4021/01/001/SP7 (Table 6.1)/O Mr & Mrs Gifford	Object	SP7 (Table 6.1)	We do not agree with the proposed changes and therefore consider that Sanderstead Plantation should remain as Green Belt	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
4030/01/001/SP7 (Table 6.1)/O Mr S Griffiths	Object	SP7 (Table 6.1)	Sanderstead Plantation. I object to the downgrading from Green Belt to Metropolitan Land. These woods are being tendered by local volunteers with the Councils permission, clearing paths, rubbish and planting trees. There are also a number of Badger sets throughout the plantation which need protection. Therefore this land should not be built upon.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
4050/01/007/SP7 (Table 6.1)/O Jenny White	Object	SP7 (Table 6.1)	Loss of Green Belt Policy DM44.2 - Sanderstead Plantation should remain in Green Belt	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

4106/01/005/SP7 (Table 6.1)/O Mr T King

Object

SP7 (Table 6.1)

Sanderstead Plantation

We both strongly object to council plans as below  
1 Plans to create a Travellers site on Conduit Lane Policy DM 44 2 Table 11-17 site661 we object on the grounds that it is in a Green Belt area and not appropriate to put a travellers site here  
2Coombe Playing Fields Policy DM44-2Table 11 site662 We object as above as it is on Green Belt land and not appropriate for development  
3. Croham Hurst PolicyDM SP 7 and. Sanderstead Plantation Again we understand it is proposed to de-designate both Croham Hurst and Sanderstead Plantation from Green Belt sites to Metropolitan Open Land - again we object to these proposals as they are on Green Belt land and it is inappropriate to develop as proposed

No change

Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

4108/01/009/SP7 (Table 6.1)/O The Chudasama Family

Object

Soundness - Justified

SP7 (Table 6.1)

Sanderstead Plantation

Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Policies Map). Sanderstead plantation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades.

No change

Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

4125/01/016/SP7 (Table 6.1)/O Councillor M Fisher

Object

Soundness - Justified

SP7 (Table 6.1)

Sanderstead Plantation

I object to the de-designation of Sanderstead Plantation as Green Belt.

No change

Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.



4411/01/006/SP7 (Table 6.1)/O	Maurice Brennan	Object		SP7 (Table 6.1)	4.Loss of Green Belt – (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation in Policy DM44.2, Table 11.17, site 662 (p179). These sites should remain as green belt and not downgraded	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
4716/01/008/SP7 (Table 6.1)/O	Rachel Marland	Object		SP7 (Table 6.1)	Policy DM44.2 - No downgrade of (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation. They should remain greenbelt land and protected.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
0790/01/021/SP7 (Table 6.1)/S	Mr Mathew Frith <i>London Wildlife Trust</i>	Support	Soundness - Justified	SP7 (Table 6.1)	The Trust supports the 18 proposed extensions to the Green Belt and the statement in Policy SP7.2.	Welcome support	
2839/02/012/SP7 (Table 6.1)/S	Cllr Yvette Hopley <i>London Borough of Croydon</i>	Support	Soundness - Justified	SP7 (Table 6.1)	Welcome extension of green belt to the land off Lower Barn Road and the land off Riddlesdown Road, the land at St Edmunds and the addition of Sanderstead Recreation ground.	Welcome support	
2839/01/012/SP7 (Table 6.1)/S	Cllr Yvette Hopley <i>London Borough of Croydon</i>	Support	Soundness - Justified	SP7 (Table 6.1)	Welcome extension of green belt to the land off Lower Barn Road and the land off Riddlesdown Road, the land at St Edmunds and the addition of Sanderstead Recreation ground.	Welcome support	
3545/01/004/SP7 (Table 6.1)/S	Linda Bevin	Support	Soundness - Justified	SP7 (Table 6.1)	I would like to raise the following main points.  Green Belt preservation I support the addition of the new LGS on the green in Lower Barn Rd and the green adjoining St Edmund's church and the new MGB to land off Lower Barn Rd and Sanderstead Recreation Ground.	Welcome support	

0790/01/022/SP7 (Table 6.1)/S	Mr Mathew Frith <i>London Wildlife Trust</i>	Support	Soundness - Justified	SP7 (Table 6.1) St Edmund's Church green	The Trust supports the 18 proposed extensions to the Green Belt and the statement in Policy SP7.2.	Welcome support	
2839/01/011/SP7 (Table 6.1)/S	Cllr Yvette Hopley <i>London Borough of Croydon</i>	Support	Soundness - Justified	SP7 (Table 6.1) St Edmund's Church green	Welcome extension of green belt to the land off Lower Barn Road and the land off Riddlesdown Road, the land at St Edmunds and the addition of Sanderstead Recreation ground.	Welcome support	
2839/02/011/SP7 (Table 6.1)/S	Cllr Yvette Hopley <i>London Borough of Croydon</i>	Support	Soundness - Justified	SP7 (Table 6.1) St Edmund's Church green	Welcome extension of green belt to the land off Lower Barn Road and the land off Riddlesdown Road, the land at St Edmunds and the addition of Sanderstead Recreation ground.	Welcome support	
3545/01/002/SP7 (Table 6.1)/S	Linda Bevin	Support	Soundness - Justified	SP7 (Table 6.1) St Edmund's Church green	I would like to raise the following main points.  Green Belt preservation I support the addition of the new LGS on the green in Lower Barn Rd and the green adjoining St Edmund's church and the new MGB to land off Lower Barn Rd and Sanderstead Recreation Ground.	Welcome support	
0790/01/023/SP7 (Table 6.1)/S	Mr Mathew Frith <i>London Wildlife Trust</i>	Support	Soundness - Justified	SP7 (Table 6.1) St John the Evangelist's churchyard, Old Coulsdon	The Trust supports the 18 proposed extensions to the Green Belt and the statement in Policy SP7.2.	Welcome support	
0790/01/024/SP7 (Table 6.1)/S	Mr Mathew Frith <i>London Wildlife Trust</i>	Support	Soundness - Justified	SP7 (Table 6.1) The Bridle Road, Shirley	The Trust supports the 18 proposed extensions to the Green Belt and the statement in Policy SP7.2.	Welcome support	
2842/01/002/SP7 (Table 6.1)/S	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Support	Soundness - Justified	SP7 (Table 6.1) The Bridle Road, Shirley	Land between Bridle Road and Shrublands Avenue, currently wooded, should be recognised and protected in its present form for its amenity value.	Welcome support	
0435/01/001/SP8.15/C	Mr Guy Salt <i>Sanderstead Residents' Associatio</i>		Soundness - Justified	SP8.15	20% increase in population requires the same increase in travel demands  The additional use of cars will lead to increased congestion.  Road pricing would be the best solution	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made

1324/02/001/SP8.19/C	Katharine Harrison Surrey County Council	Comment	SP8.19	Following discussions with the depot operator, we understand that a proportion of the minerals imported into Purley by rail are subsequently distributed to markets within Surrey and contribute to the national supply of aggregates. Reference is made to the depot in paragraphs 6.14 and 6.44 of the consultation document, in the context of its contribution to the sustainable transport of freight. It is therefore assumed that Policy SP8.19 (Transport and Communication - Efficient and clean movement) intends to safeguard the site. We would like to see explicit reference within this policy to the Purley aggregate rail depot site as this might better protect it from being redeveloped for an alternative use.	We would like to see explicit reference within this policy to the Purley aggregate rail depot site as this might better protect it from being redeveloped for an alternative use.	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made
1350/06/013/SP8.19/O	Helen Buckland Environment Forum	Object	SP8.19	Strategic Policy SP8.19. Freight transport-The Forum supports Policy SP8.19. However, there is one issue that needs to be carefully considered. An increase in freight will mean an increase in the weight on railway lines that are banked up. Consideration will need to be given to how to strengthen these against the dangers of excessive rainfall softening the banks resulting in the possibility of collapse, which would cause havoc to the network and the ability of passengers to use trains. This problem may also be associated with the longer passenger trains now being used through Croydon.		Not Duly Made	Only marked up changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.

2764/19/002/SP8.6/O	Mr Derek Ritson <i>Monks Orchard Residents Associa</i>	Object	SP8.6	For point 8.6(g) 20 mph Zones signage will increase street clutter throughout the borough! It is our understanding that the government has commissioned research into the effects of cutting urban 30mph speed limits to 20mph. The research is led by London University Professor Michael Maher and is expected to report in 2017. In instigating the research, the then (2014) Transport Minister, Robert Goodwill MP (now Parliamentary Under Secretary of State for Transport) said: "the research will examine the impact on collisions, casualties and air quality "This will cover many aspects including effects on speed, collisions, casualties, and modal shift [i.e. whether people switch from cars to other forms of transport. "The research will also consider air quality, best practice, road users' perceptions and effects on the quality of the environment, as well as relevant research from other countries." After checking on Professor Maher's bibliography, he has not yet published his report or an interim report, so why are Croydon Council or TfL prematurely funding this policy prior to Prof. Mike Maher's report which is only a couple of years away from publication- or has that research been dropped? wait for Prof. Mike Maher's report before introduction of the 20mph limit areas and avoid extra street signage clutter and the cost of implementation (Professor Mike Maher's findings may question the benefits of implementing 20mph speed limit zones in residential areas and that the street signage and clutter is not worth the expense).	The Council should wait before implementing 20mph speed limit zones and the street signage and clutter is not worth the expense.	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
1350/06/005/SP8.8/S	Helen Buckland <i>Environment Forum</i>	Support	SP8.8	Strategic Policy SP8.8. Trams The Forum supports the valuable role the tram network plays in providing an alternative means of transport to cars and over ground trains. It therefore supports Strategic Policy SP8.8 to improve the tram infrastructure. However it is concerned that it may be difficult to introduce cycle lanes on roads the tramway is built, especially in their narrow parts.		Not Duly Made	Only marked up changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
1949/01/007/SP8.8/O	Beth Havelock <i>Transport for London</i>	Object	SP8.8	It should be noted that TfL's 2030 plan for trams prioritises extensions to South Wimbledon and Sutton. Therefore, TfL suggests the document also makes reference to the aspirations to connect with the Northern Line Underground services at South Wimbledon.	Reference should be made to the aspirations to connect the Northern Line at South Wimbledon.	Change	The policy will be amended to reflect Transport for London's Trams 2030 Vision with the inclusion of a reference to a Tramlink extension to South Wimbledon.

7 The Places of Croydon

<i>Ref No</i>	<i>Representor Company or Organisation</i>	<i>Participation at EIP</i>	<i>Object or Support</i>	<i>Policy, Site or Paragraph</i>	<i>Summary of Representation</i>	<i>Summary of Proposed Changes</i>	<i>Council's Response</i>	<i>Council's Proposed Action</i>
0092/02/002/Non-specific/O	Riddlesdown Residents Associatio		Object		No mention is made about Riddlesdown Station in the Purley "Place", on page 101(CLP1) in transport, but it is shown on the map. The Station is actually located in the Sanderstead Ward! Also no mention is made of Riddlesdown Station in the Sanderstead "Place" (only Sanderstead Station, although this is Station is located in the Croham Ward), pages 103 & 104. Riddlesdown station is an important local hub for residents in both Purley & Sanderstead "Places" and it is the first station on this line within the Borough of Croydon, coming in from the south. You do say on page 73 of Appendix 4 (Borough Character Appraisal) on "movement" that "access varies with railway stations sited outside the area of Sanderstead". That statement is incorrect! There are two stations in Sanderstead! Also on page 67 of this appendix, there is no reference to Riddlesdown station in Purley "Place" movement!	Riddlesdown Station should be correctly referenced in the correct parts of the document.	Not Duly Made	Only marked up changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.

0203/01/003/Non-specific/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	<p>For a Town Centre to be successful in the 21st century it needs to be a place that is attractive for people to come and just be there, whether they are working, on business, shopping, leisure activities or just meeting other people. To achieve this people need to believe that the centre is safe, secure, friendly, an attractive place to work, visit and live in for the whole age range of the population. It is clear from the experience in Coulsdon that a wider view has to be taken of outer district centres that have to compete with other district centres. As Coulsdon is on the borough boundary it has to compete with neighbouring district centres in the London Borough of Sutton and in Reigate and Banstead and Caterham in Surrey, which have different policies and are not restricted by London Plan.</p> <p>The Town Centre has been in steady decline and a state of flux since the closure of Cane Hill Hospital 20 years ago and does not offer the local population what they need from a modern local Town Centre. This started to improve with the coming of Aldi to the town centre and the permission for Cane Hill and a number of residential developments in and near the town centre. As a result a number of small and new businesses started to move into and open up in Coulsdon. Unfortunately this has come to an abrupt halt since the closure of Lion Green car park in July 2015, with the loss of over 150 long term and 40 short term parking places. This has had a major effect on trade in the town with trade falling by anything up to 50% and a number of small outlets closing along with other businesses looking to relocate outside the town.</p>	Car parking in Coulsdon needs to be addressed in order to improve the town centre and support local businesses.	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
0203/01/002/Non-specific/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	<p>Coulsdon is a very nice place to live with quality housing, schools and marvellous countryside. The construction of the Bypass along with the Town Centre makeover have improved the visual look of the Town Centre and have also improved the environment by making it less congested and more pedestrian friendly.</p>	No change	Comment is noted.	
0203/03/050//C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	<p>Cane Hill : At present, footpath 744 across the site is open to the public, and as work is completed on the site previous and new footpaths should be opened to the public to enable them to enjoy Green Belt and wild life on the site</p>	Not Duly Made	Your comment refers to the section of the document which was not subject of this consultation and therefore this comment is not duly made.	

0320/02/013/Non-specific/O	Mr Tarsem Flora  <i>Flora Associates</i>	Object	<p>There is a reference to FLOODING in Purley. We see no strategic policy to overcome flooding both in Purley and the Kenley Valley or indeed elsewhere in Croydon. Any proposals are no more than the normal maintenance and management. If Croydon is ranked the 4th settlement in England most susceptible to surface water flooding, then what policy has the Croydon set to overcome this.</p> <p>Flooding is becoming a major issue in the country and we must address the problem in a more realistic and practical manner. We need action not words of wisdom !</p> <p>In the strategic objective No. 11 (p 72) it states Tackle flood risk by making space for water and utilising sustainable urban drainage system</p> <p>We need to ask how and where in Croydon is the Council planning to make SPACE for WATER. I presume this is meant to be in the form of ponds or water holding balancing lakes.</p>	No change	In addition to Policy SP6.4 on Flooding there is the proposed Detailed policy DM23 on Sustainable Drainage and Reducing Flood Risk which describes how the Sequential test and Exception test will be applied to test planning applications in Croydon which addresses concerns raised.
1302/01/009/Non-specific/C	Mr Graham Saunders  <i>Historic England</i>	Comment	<p>we support the Council's approach of identifying and understanding the different character parts of Croydon and using that knowledge to inform visions for each area, supported by further advice. In this context we also welcome inclusion of a character heritage and design section for each area. However we would suggest that more specificity could be provided. For example, in the consideration of managing heritage assets (e.g. assets that are at risk, under threat from significant change, or where opportunity exists for enhancement) proposals for notable assets could be highlighted. Also in the case of key developments and design issues clarification of where tall buildings would be appropriate could be provided, this reinforcing understanding of potential locations (in line with NPPF para 154).</p>	Not Duly Made	comments refer to sections of the plan which are not subject of this consultation
1302/01/008/Non-specific/S	Mr Graham Saunders  <i>Historic England</i>	Support	<p>we support the Council's approach of identifying and understanding the different character parts of Croydon and using that knowledge to inform visions for each area, supported by further advice. In this context we also welcome inclusion of a character heritage and design section for each area.</p>	Welcome support	

1324/01/002/Non-specific/S	Katharine Harrison  Surrey County Council	Support	Soundness - Justified	We are pleased to note that the supporting evidence indicates that the potential additional education need likely to be generated by the planned new housing development will be met within the borough.	We would like to continue to be consulted as the Croydon Local Plan progresses to seek to ensure that new development does not impact on education provision for Surrey. We therefore would anticipate future engagement with you to ensure that any potential cross-boundary pressure on Surrey schools is appropriately mitigated and that strategic education infrastructure needs are met in accordance with the statutory Duty to Cooperate.	Welcome support	
1610/01/027/Non-specific/C	Mr Sean Creighton  Norbury Residents Association Joi	Comment	Soundness - Effective	The JPC understands that de-culverting would allow parts of Norbury Brook to flow onto open land e.g through the parks. It would be concerned if de-culverting involved flooding of back gardens that run down to the Brook. It regrets the fact that the RAs have not be presented with the pre-feasibility assessment.	That an amendment be made to paragraph 7.54 that makes it clearer what de-culverting will involve and where it is likely to take place.  That the pre-feasibility assessment on deculverting Norbury Brook be shared with the Residents Association.	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
1610/01/028/Non-specific/C	Mr Sean Creighton  Norbury Residents Association Joi	Comment	Soundness - Effective	In theory the idea of a tram extension outlined in Strategic Policy para 7.56 along London Rd seems attractive. However when it was suggested as an idea in a General Election campaign hustings, it was treated with derision by those present. The JPC has the following questions:  - is London Rd wide enough to cope with a two way tram system? - if it can only cope with one tram, line where is there space to provide a passing buy section? - it would undue all the capital expenditure street environment works recently put into the stretch of London Rd as it goes down to West Croydon Station? - would it result in the loss of the Thornton Heath Ponds site? - would it result in more traffic congestion and slower vehicle speeds increasing air pollution? - would it reduce the speed of buses on which so many people depend, especially those on lower incomes? - would it require the demolition of any properties? - Would the bridge over Norbury Brook near the Borough boundary with Lambeth require strengthening?		Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.



1610/01/061/Non-specific/O	Mr Sean Creighton  <i>Norbury Residents Association Joi</i>	Object	Soundness - Effective	Devine Homes is in the process of trying to replace 18 Pollards Hill West and build on its back garden and the land known as the Pleasure Gardens which is accessible from the access lane to 18 Pollards Hill West. The land is covered by a restrictive covenant to prevent it being built on. There are major objections to the combined site being built on as it would fundamentally change the character of this part of Pollards Hill and increase the risk of flooding and subsidence to properties lower down the hill because of increased surface water run off.	Add to paragraph 7.55:  Add 'The Council will work with partners including the Residents Associations to improve the visual, recreational and biodiversity of Local Green Spaces, including exploring the return of the former allotment site to allotments. It will support the formation of Friends groups for the parks and larger open spaces.'  Add 'In view of its existence as an open space on the border of the London Borough of Merton the Council will seek to prevent building development on former National Westminster Bank play fields site along Turle Rd and at the end of Southbrook Rd because of its implications for the loss of green space, the problems of vehicle access into the site on the Croydon side of the border.'  Add 'The Council will work with local residents to protect the land known as the Pleasure Gardens and to bring them into public use as an open space amenity area.'	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
1949/01/019/O	Beth Havelock  <i>Transport for London</i>	Object		Figure 7.16 includes key areas of land and places in Waddon. Five Ways junction located on the plan, however the outline needs to be moved to the north to cover the correct area. TfL also suggests another symbol is added to this plan to identify a 'Potential Junction Improvements'. TfL welcomes further discussions with the Council on this area to identify the land required for improvements and to ensure this is embedded into the policy.	The figure needs to be updated for the outline to be the correct area. Consider adding another symbol to this plan to identify a 'Potential Junction Improvements'.	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
2747/01/003/Non-specific/O	  <i>Barratt Homes</i>	Object		The supporting text at 7.21-7.27 does not refer to the major redevelopment proposals at Coulsdon by Barratt Homes and CCURV (Cane Hill and Lion Green Road respectively), and the significant regeneration that is taking place. Inclusion of reference to these implemented permissions, will add context to the policy and ensure that it is up to date.	Paragraphs 7.21 to 7.27 should make reference to Cane Hill and Lion Green Road.	No change	Croydon Local Plan: Strategic Policies does not make reference to specific development sites. Both sites are proposed for redevelopment in Croydon Local Plan: Detailed Policies and Proposals and can be found in Table 11.8 under reference numbers of 60 and 372 respectively.
2847/01/004/S	  <i>Polaska Developments</i>	Support		Paragraph 7.60- we fully support the need for new development to be of the highest quality design and respect the existing local character and distinctiveness of Purley.		Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.

2847/01/005//S	<i>Polaska Developments</i>	Support		Paragraph 7.62- we fully support the need for opportunities to improve pedestrian links to existing open spaces, along with way finding around Purley.	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
2847/01/006//S	<i>Polaska Developments</i>	Support		Paragraph 7.63- We support the need for new transport improvements to improve connectivity for pedestrians in Purley District Centre.	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
2851/01/005//C	Ms Frances Leece	Comment		Figure 7.12 Shirley of the Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) unclear and diagrammatically ambiguous. This map should more precisely illustrate the emerging proposals.	Not Duly Made	Figure 7.12 Shirley is a part of the Croydon Local Plan: Strategic Policies and was not a subject of this consultations. Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
2895/01/001//O	David Mullarkey <i>Webb Estate Limited</i>	Object		In Figure 7.9 on page 102 of the draft plan Woodcote Lane is marked as part of the "proposed Green Grid". Woodcote Lane is a private road and the public has NO right of way on foot or otherwise. Could someone please confirm this is a mistake? Woodcote Lane is a private road owned by Webb Estate Limited. Its title is registered with the Land Registry under title numbers SGL 573643 and 573644. No public right of way vehicular or pedestrian has ever been asserted over the Lane. The Lane is regularly closed to through traffic to preserve this status. Your colleague Barry Crossby conducted extensive research into the status of all the roads on the Estate and this confirmed the position of Woodcote Lane. Copies of that research should be available in the Council's records.	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
3474/01/001/Non-specific/O	Mr Dennis King <i>Sanderstead Residents' Associatio</i>	Object	Soundness - Effective	Riddlesdown is not noted as a Place. How can this be so when it has the borough's largest secondary school, Riddlesdown Collegiate with 2000 pupils. The school is located in the most difficult location for access for the pupils which on this one item requires recognition of public transport needs. Also this non Place has a railway station, church, shopping centre and large common. There is no reference to Riddlesdown Station within Sanderstead, there is however reference to Sanderstead Station which is located not in Sanderstead, it is within Croham Ward.	Not Duly Made	The Places of Croydon themselves (the number and location) were not subject to this consultation as they were set in the Croydon Local Plan: Strategic Policies and this particular element does not form part of the Partial Review. Only proposed changes are subject to consultation.

2690/01/005/7.003/O	Miss Nicola Hume <i>Persimmon Homes</i>	Object	7.003	Persimmon are generally supportive of the strategy for Addington. We note that the area will benefit from a new secondary school and a continually improving tram network. It is due to the sustainability of this area that we believe land is available for development should it be considered. The majority of land within this area is covered by Metropolitan Green Belt; this land should be assessed through a Green Belt review to ensure that the land is meeting the five purposes.	The Green Belt at Addington should be subject to a Green Belt review.	No change	A full review of the Green Belt and Metropolitan Open Land has been undertaken and published. Green Belt is to be released to meet the need for school places only.
2747/01/004/7.023/O	<i>Barratt Homes</i>	Object	7.023	Paragraph 7.23 makes reference to "secondary school is allocated at land west of Cane Hill". The supporting Figure 7.4 indicates this as falling within the Cane Hill site, within Green Belt and within land currently outside the developable boundary of the Cane Hill development. There is no explanatory supporting text to justify this allocation which we believe is necessary.	Paragraph 7.23 should justify the need for the allocation for a new school.	No change	The justification for the secondary school allocation on this site is set out in the Detailed Policies and Proposals and is supported by the Education evidence base.

1592/02/002/7.032/C

Croydon Partnership Ltd

Comment Soundness - 7.032  
Effective

Chapter 7 (The Places of Croydon) sets out 16 locations where particular strategic policy guidance is provided. The COA is one of these specific areas. At Section 7.32 the currently adopted policy explains that the Croydon Metropolitan Centre will remain the foremost retail location outside of Central London. The adopted policy then goes on to state that the Council will adopt a "flexible approach to B1 uses, retail, leisure, visitor accommodation, and housing and community facilities within the Croydon Metropolitan Centre". The Partial Review proposes to delete "B1 uses" and "retail" from this existing text.

It is difficult to fully understand the Council's rationale for this proposed change (in particular the proposed deletion of 'retail'), and the reasoning for the proposed modification needs to be fully articulated before we can comment properly.

Irrespective of the Council's rationale it is important that any change to existing policy is coherent and aligned with all other existing and proposed policy where relevant to ensure that policy aspirations are clear and, importantly, achievable. We request that you consider these comments carefully in light of the long term strategic aspirations for the delivery of town centre redevelopment in Croydon, and in particular with respect to the delivery of new residential development in Croydon. Emerging planning policy should be mindful of prejudicing the ability for the Mayor and Croydon to realise the most important policy aspirations

The adopted policy then goes on to state that the Council will adopt a "flexible approach to B1 uses, retail, leisure, visitor accommodation, and housing and community facilities within the Croydon Metropolitan Centre". The Partial Review proposes to delete "B1 uses" and "retail" from this existing text. It is difficult to fully understand the Council's rationale for this proposed change (in particular the proposed deletion of 'retail'), and the reasoning for the proposed modification needs to be fully articulated before we can comment properly.

No change

The reference to flexible approach to B1 use class and retail uses was removed in order to address soundness of the document and consistency with the Policy SP3.9 which states that Croydon Metropolitan Centre remains the principal location in the borough for office, retail, cultural and hotel activity.

2840/01/004/7.032/O

Edward Brown  
UBS

Object 7.032

The preferred approach is appropriate provided that a primary school can be reasonably accommodated on the Stephenson House site alongside commercial and/or residential which would both enhance the local area and make any potential development commercially viable. Additionally, it would be logical if the adjoining Knolly's House building were included in a combined Stephenson House / Knolly's House site reference since they are effectively parts of the same building and site.

The proposed site should include the adjoining Knolly's House building.

No change

Knolly House has recently been refurbished and is commercially occupied. It is therefore not considered appropriate to allocate it as a site within the Local Plan.

2843/01/004/7.032/O	Minerva	Object	7.032	The amended text removes the flexible approach to B1 use class and retail uses. Whilst it is understood that an "office retention area" is proposed around East Croydon Station and New Town, the flexible approach to these uses should not be removed from the rest of the Centre. The policy should be amended to confirm the flexible approach outside of the "office retention area".	The flexible approach to offices across the Metropolitan Centre should remain.	No change	The reference to flexible approach to B1 use class and retail uses was removed in order to address soundness of the document and consistency with the Policy SP3.9 which states that Croydon Metropolitan Centre remains the principal location in the borough for office, retail, cultural and hotel activity.
2844/02/001/7.032/S	Henderson Global Investors	Support	7.032	< Primary Schools are allocated at Stephenson House, Lidl London Road and the car park Lansdowne Road. > The preferred approach is appropriate provided that a primary school can be reasonably accommodated in the Lidl London Road site alongside retail, residential and/or other amenities which would both enhance the local area and make any potential development commercially viable. The preferred approach is deliverable provided that a primary school can be reasonably accommodated in the Lidl London Road site alongside retail, residential and/or other amenities which would both enhance the local area and make any potential development commercially viable.		Welcome support	
1350/06/006/7.036/O	Helen Buckland Environment Forum	Object	7.036	Strategic Policy para 7.36. Dingwall Tram Loop  •Proposed amendment  Delete 'The area will benefit from improved tram services, including the Dingwall Loop' in Strategic Policy para 7.36  •Supporting statement  The Forum does not consider that the case for the Dingwall Rd tram loop scheme can be justified in terms of its cost and marginal benefits. There are to be no significant increase in the number of trams, passengers will still have to cross Wellesley Rd to get to the new Whitgift shopping centre, and there is only provision for one extra tram stop. The TfL consultation was flawed given that few members of the public commented on it and even fewer supported the proposal. The Forum recommends that the Council should change its view and oppose the loop proposal and delete it from Strategic Policy para 7.36.		No change	The comment is noted but the Local Plan has referred to the Dingwall Loop as a proposal from Transport for London who have already undertaken a public consultation on this in 2014.

2847/01/001/7.057/S	<i>Polaska Developments</i>	Support	7.057	We fully support the vision for Purley as a regeneration District Centre with a mixture of homes, community, cultural facilities, healthcare and a range of retailing. We also support the need for an enhanced public realm with improved accessibility and good links to open space.	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
0100/02/007/7.058/O	I Djemil	Object	7.058	Purley- add 'back garden development on the Woodcote Park Estate will be allowed where it is for someone with a disability or learning difficulties.	Not Duly Made	Only marked up changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
2847/01/002/7.058/S	<i>Polaska Developments</i>	Support	7.058	We fully support the objectives to focus major residential growth in the District Centre. We recognise and support the need for high quality residential development that will respect the existing residential character and local distinctiveness.	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
2847/01/003/7.059/S	<i>Polaska Developments</i>	Support	7.059	We fully support the need to deliver new development to provide employment opportunities to help support the local economy. We support the need for new and enhanced community facilities.	Not Duly Made	Only marked changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
2690/01/006/7.070/S	Miss Nicola Hume <i>Persimmon Homes</i>	Support	7.070	We are supportive of the general principles for the Selsdon area. We note that the development that will take place in the area is mainly limited to infilling. We believe that the opportunities within this area need to be fully explored in order to meet the housing need within the borough.	Welcome support	

2608/03/001/7.085/S

Jonathan Wilden  
WCGS Academy Trust

Support

7.085

To date, the EFA and Cushman & Wakefield have undertaken a detailed search for a site in the area using the following property search criteria:

- Location within Croydon and location relative to the school catchment area;
- Sites available within suitable timescales;
- Likelihood of obtaining planning approval for a Secondary School
- That the on-going service/maintenance costs offer good value.
- Technical risks associated with any redevelopment.
- Access to external play areas and open space.
- Good pedestrian access for local children to be able to walk to school.
- Local transport links and connections to the site.

We have identified a number of sites through this process which are not considered suitable due to size constraints, site ownership/availability, conflicting ('bad neighbor' adjacent uses, , and poor infrastructure linkages.

In summary there are no other suitable, available and deliverable sites in the area at present. WCGS is interested in the site and developing a new secondary school there.

Welcome support

*Appendix 2 - Delivery matrix*

<i>Ref No</i>	<i>Representor Company or Organisation</i>	<i>Participation at EIP</i>	<i>Object or Support</i>	<i>Soundness</i>	<i>Policy, Site or Paragraph</i>	<i>Summary of Representation</i>	<i>Summary of Proposed Changes</i>	<i>Council's Response</i>	<i>Council's Proposed Action</i>
0320/02/014/Non-specific/O	Mr Tarsem Flora  Flora Associates		Object			Also (p. 144) how is the Council planning to DECULVERT section of Caterham Borne, especially in Purley area. Please refer to the practical proposals put forward by the "Community Flood Plan – Purley" a flood group set up by EA's and GLA's Initiative.		Not Duly Made	The comment is noted but is on a section of the Plan that is not being consulted on as only comments on marked up changes are duly made.
1949/01/020//O	Beth Havelock  Transport for London		Object			For the delivery matix for SP8 TfL would prefer the policy to state that these improvements will be achieved through relieving bottle necks and making the most out of the existing system rather than extensions. Therefore it is suggested that the documents states additional capacity will be provided through relieving bottlenecks and increased frequencies, before considering longer trams and extensions.	The delivery matrix should be updated that additional capacity will be provided through relieving bottlenecks and increased frequencies before considering longer trams and extensions.	Change	The delivery matrix will be updated to reflect the additional measures for improving tram services in Croydon.
2861/01/006/Non-specific/C	Tony Burton  Wandle Valley Forum		Comment			There are references to Wandle Forum in Appendix 2 which should be amended to Wandle Valley Forum. Similarly, Wandle Valley Trust should be renamed Wandle Valley Regional Park Trust or Wandle Trust depending on which organisation is referred to.	There are references to Wandle Forum in Appendix 2 which should be amended to Wandle Valley Forum. Similarly, Wandle Valley Trust should be renamed Wandle Valley Regional Park Trust or Wandle Trust depending on which organisation is referred to.	Change	The names used in Appendix 2 will be updated.



Appendix 5 - Heritage assets in Croydon

<i>Ref No</i>	<i>Representor Company or Organisation</i>	<i>Participation at EIP</i>	<i>Object or Support</i>	<i>Soundness</i>	<i>Policy, Site or Paragraph</i>	<i>Summary of Representation</i>	<i>Summary of Proposed Changes</i>	<i>Council's Response</i>	<i>Council's Proposed Action</i>
1610/01/030//O	Mr Sean Creighton <i>Norbury Residents Association Joi</i>		Object	Soundness - Effective		It notes that the local list of Historic Parks and Gardens only includes Norbury Hall, and Pollards Hill.	It considers that Norbury Park should be added.	No change	The Norbury Park was a subject of examination during the review process in 2008. It was not put forward for designation due to insufficient evidence of historic design. The complete review document can be found on Conservation pages of the Council's website: <a href="https://www.croydon.gov.uk/planningandregeneration/framework/conservation/historicparks">https://www.croydon.gov.uk/planningandregeneration/framework/conservation/historicparks</a> .
1302/01/010/Archaeological Priority Areas/C	Mr Graham Saunders <i>Historic England</i>		Comment		Archaeological Priority Areas	It is noted that the Council's Archeological Priority Areas are being reviewed with the support of Historic England. Once the updated information is received, which is expected to be known in the coming yeaweeks, then the list of APA needs to be updated.		Change	The list of Archaeological Priority Areas has been updated to reflect the work carried out by Historic England.
1350/01/004/Archaeological Priority Areas/O	Helen Buckland <i>Environment Forum</i>		Object		Archaeological Priority Areas	Archaeological Priority Areas  It is not clear whether any former Archaeological Priority Areas have been deleted from inclusion in the new proposed Archaeological Zones list and if so why, nor whether some have been merged, nor what addresses they cover.  •Recommendation  recommends that the Cabinet be informed of the reasons for any changes and provided with a revised list which gives the details of the addresses covered by the Zones.		No change	The Arcaheological Priority Areas (APA) do not specify addresses but there are some former Archaeological Priority Zones hat have been merged into APAs. The APAs will be available to view on the Policies Map which will be published alongside the Proposed Submission draft of the Croydon Local Plan on Croydon's website.
2633/01/003/Figure 5.1/C	Caroline Porter		Comment		Figure 5.1	Local Heritage Assets  Appendix 5 contains a link to local heritage assets list. We would like to nominate Shirley Library as an addition to that list. It is surprising that only 5 properties in Shirley are on the list. The library is a rare example of one that is in complete unity with its surroundings, in particular the surrounding inter-war housing, and in particular the shops and garage opposite. The art-deco exterior embellishments are particularly pleasing. Another important local heritage landmark I would like to nominate is the thatched cottage at 190 Wickham		No change	The proposals of including Shirley Library and No 190 Wickham Road will be included in the Council's list of properties to be considered for the Local List of Historic Buildings, which will be reviewed in the future.

1610/01/034/Locally Listed Buildings/O	Mr Sean Creighton <i>Norbury Residents Association Joi</i>	Object	Soundness - Justified	Locally Listed Buildings	Request that the following properties be added to the list of local buildings: 30-34 Fairview Rd (business units) Harlow Hall, Oakhill Rd The Norbury Baptist Church, Semley Road St Oswalds Church, Green Lane Barclays Bank 1434 London Road The Cottage, Craignish Avenue St Stephens Church, Warwick Road, Thornton Heath. The south eastern part of Norbury falls within its parish. The Lodge (built before 1890s at the bottom of Pollards Hill North & London Road) 33 Pollards Hill South (the first house to be built on the Hill around 1890s)	No change	The properties were added to the list of proposals for the Local List of Historic Buildings by the Croydon Council for the future review.
3804/01/015/Former New Local Areas of Special Character/O	Cllr L Hale <i>London Borough of Croydon</i>	Object		Former New Local Areas of Special Character	I object to the loss of Local Area of Special Character protection for West Hill, 15-55 Stanhope Road, Campden Road and Spencer Road, Hartley Farm area and Huntly Road and Sangly Road, as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13.	Change	The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

*How to use this document*

<i>Ref No</i>	<i>Representor Company or Organisation</i>	<i>Participation at EIP</i>	<i>Object or Support</i>	<i>Policy, Site or Paragraph</i>	<i>Summary of Representation</i>	<i>Summary of Proposed Changes</i>	<i>Council's Response</i>	<i>Council's Proposed Action</i>
1574/02/002/Non-specific/O	Mr Gordon Thompson  Mid Croydon Conservation Area A		Object		I am the current Chairman of Canning & Clyde Road Residents' Association (covering the two named roads falling within the East India Estate conservation area). People have made general comments about:- •the sheer size and complexity of the documents presented to us, and the frequent impenetrability of those documents (with all their jargon) to the average, non-expert, non-technical person; •their inaccessibility to anyone not on line or not able to visit libraries. There is also a feeling that (to paraphrase one comment) the Council will deem itself, having posted those documents (and having staged various presentations), to have fully consulted with us. The word "sham" has been heard, quite a few times.		Change	Consideration will be given to improve the clarity and readability of future Local Plan consultation documents and to clearly identify the proposed changes for the 16 Places so that people can understand what is proposed for their Places. A paper copy of the Croydon Local Plan: Strategic Policies- Partial Review and the Detailed Policies and Proposals (Preferred and Alternative Options) were delivered to all libraries in time for the commencement of the six weeks consultation. The Plans were accompanied by a Memorandum to the libraries regarding the consultation along with a poster. Copies of the Plans were displayed for the whole six weeks period at all the other libraries in the borough and the information was available on the Croydon Council's internet. The consultation responses received have all been considered and responded to in the Consultation Log.

# List of representors who made standard representations

Ref_Number	Name_of_Representor	Company_or_Organisation
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## **\_Standard Rep 11**

1695/01/001	A J Papas	
1777/01/001	Abraham Choong	
2079/01/001	Alec Pereira	
1841/01/001	Ali Dhuka	
1791/01/001	Alistair Dean	
1770/02/001	Allison Allen	
3799/01/001	Angie Pither	
2188/01/001	Anthony Webb	
1859/01/001	Cathy Brown	
1870/01/001	David & Francesca Taylor	
1895/01/001	Dergesh Vyas	
3744/01/001	Diane Simpson	
3996/01/001	Dr & Mrs Banks	
1839/01/002	Dr Ann Bartlett	
1897/01/001	Dr. Satish Desai	
3152/01/003	Giselle Stacey	
2852/01/001	Heather Wright	
1828/02/001	Jennifer Hierons	
3012/01/001	Julie Blackburn	
3589/01/002	Meg Goodman	
0605/02/001	Miss D Palmer	
4896/01/001	Mr & Mrs Burger	
4883/01/001	Mr & Mrs Gorman	
4696/02/001	Mr & Mrs Hibble	
4871/01/001	Mr & Mrs Joseph	

Ref_Number	Name_of_Representor	Company_or_Organisation
4909/01/001	Mr & Mrs Lawrance	
4851/01/001	Mr & Mrs Martin	
4862/01/001	Mr & Mrs Rhodes	
4849/01/001	Mr & Mrs Robson	
4873/01/001	Mr & Mrs Woods	
4857/01/001	Mr & Mrs Xenophontos	
4865/01/001	Mr & Ms Mitchell & Renaud	
4848/01/001	Mr B Wilmott	
1813/01/001	Mr Chris Philp	
4853/01/001	Mr D Arstall	
4912/01/001	Mr D Kadolsky	
0437/01/001	Mr David Hewett	Dampness Diagnosis Consultancy
2221/01/001	Mr Derek Maynard	Hartley and District Residents Association
4854/01/001	Mr f Simpson	
4855/01/001	Mr Fam M Beckers	
4859/01/001	Mr G Best	
4860/01/001	Mr G Bower	
4856/01/001	Mr G Hillier	
4861/01/001	Mr I Forbes	
4864/01/001	Mr J Roberson	
4870/01/001	mr J Teach	
4876/01/001	Mr L Pursey	
4877/01/001	Mr M Cork	
4881/01/001	Mr M Fletcher	
4884/01/001	Mr M Jones	
4878/01/001	Mr M Kamal	
4887/01/001	Mr M Owens	
4882/01/001	Mr M Scrivens	
4879/01/001	Mr M Slack	

Ref_Number	Name_of_Representor	Company_or_Organisation
4889/01/001	Mr N Darsley	
4891/01/001	Mr N Kemp	
4890/01/001	Mr N Mason	
4893/01/001	Mr P Cooper	
4894/01/001	Mr P Jenkins	
4895/01/001	Mr P Luton	
4892/01/001	Mr P Murtagh	
4897/01/001	Mr R Budgen	
4915/01/001	Mr R Hewett	
4885/01/001	Mr R Makda	
4898/01/001	Mr R Stibbards	
4899/01/001	Mr S Giles	
4905/01/001	Mr S Luczynski	
4900/01/001	Mr S Paul	
4903/01/001	Mr S Popat	
4901/01/001	Mr S Rooney	
4916/01/001	Mr T Howe	
4908/01/001	Mr V Allen	
4911/01/001	Mr W McCabe	
4875/01/001	Mrs L Jones	
4847/01/001	Ms A Giles	
4847/02/001	Ms A Giles	
4850/01/001	Ms B Taylor	
4852/01/001	Ms D Bindman	
4858/01/001	Ms G Bolter	
4863/01/001	Ms I Yendall	
4872/01/001	Ms j Edwards	
4869/01/001	Ms J Gordon	
4867/01/001	Ms J Legg	

Ref_Number	Name_of_Representor	Company_or_Organisation
4866/01/001	Ms J Stinson	
4868/01/001	Ms J Strudwick	
4880/01/001	Ms M Trinh	
4888/01/001	Ms N McKinnon	
4913/01/001	Ms O Hewett	
4906/01/001	Ms S Betts	
4904/01/001	Ms S Clark	
4902/01/001	Ms S Darcy	
4907/01/001	Ms S Toyer	
4839/02/001	Ms V Little	
4910/01/001	Ms V Vos	
4874/01/001	The Nuttman Family	
4886/01/001	The Subra Family	
1780/02/001	Tony and Sue Tucker	
1780/02/002	Tony and Sue Tucker	

Ref\_Number

Name\_of\_Representor

Company\_or\_Organisation

**\_Standard rep 12**

7153/01/001	Ali Raiza
7179/01/001	Anne J Spragg
4714/01/001	Ashok Shah
7206/01/001	Atsuko Vernon
7180/01/001	B Bridgewater
1961/01/001	Chris Deehadlys
7181/01/001	Diana Stainbank
3214/01/001	Dr J Fisher
7215/01/001	E Slade
7156/01/001	G Arwood
7217/01/001	G H Biddiss
7159/01/001	H J Andrews
7218/01/001	I W Roberts
7164/01/001	J O'shea
7151/01/001	Janet Gardner
7227/01/001	Jenny Hanly
2180/01/001	Jenny Netto
7203/01/001	Jill & William Kyne
2183/01/001	Lauren Sturges
7208/01/001	Leslie & Mark Curtis & Lester
7229/01/001	Lynne Macaulay
7169/01/001	M Shaw
7230/01/001	Maria Hill
7171/01/001	Mitsuo Someya
2697/01/001	Mr & Mrs MacLean
7204/01/001	Mr & Mrs Pickering
7205/01/001	Mr A W Parfitt



Ref_Number	Name_of_Representor	Company_or_Organisation
3216/01/001	Mr and Mrs Bird	
7155/01/001	Mr Brian Taylor	
7207/01/001	Mr Clive D Baker	
7209/01/001	Mr David Jones	
7211/01/001	Mr David Thompson	
7213/01/001	Mr David Wickon	
7210/01/001	Mr Douglas Shuard	
7214/01/001	Mr Ernest Poyiadzi	
4919/01/001	Mr G Ellis	
7158/01/001	Mr Graham Dotton	
4715/01/001	Mr Ian Macaulay	
0124/02/001	Mr JC Power	Oakwood Avenue Residents
7162/01/001	Mr John Boyle	
7166/01/001	Mr Mark Cooper	
7165/01/001	Mr Mike Baliman	
3812/02/001	Mr Peter Spragg	
0637/01/002	Mr Phil Reed	Reed Public Relations
4917/01/001	Mr R Shankar	
7176/01/001	Mr Terrence John Tanner	
4297/01/001	Mr Terry Dullaway	
7226/01/001	Mrs A Arunthavarajah	
7221/01/001	Mrs Deborah Wyatt	
7236/01/001	Mrs Irene Mainwaring	
0851/01/001	Mrs Judith Parfitt	
7223/01/001	Mrs M Atkinson	
7177/01/001	Ms A M Anderson	
2596/01/001	Ms Jane Williams	
7248/01/001	Ms June Pacey	
7232/01/001	Nicola Patrick	

Ref_Number	Name_of_Representor	Company_or_Organisation
7233/01/001	Nicola Waller	
7172/01/001	P A Lintern	
7174/01/001	S A Fox	
7183/01/001	Susan Jones	
2864/03/001	T H and E M Skipp	
4918/01/001	The Lester Family	
7149/01/001	Vanessa Maria Dullaway	
2069/01/001	wendy Nelson	
7161/01/001	Y Papas	
7234/01/001	Zarina Contractor	

Ref\_Number

Name\_of\_Representor

Company\_or\_Organisation

**\_Standard rep 13**

7125/02/001	A Barnett
7260/01/001	A Gaveo
6435/02/001	Abbie Ewen
6410/02/001	Christine Carter
3076/04/001	Claire Hunt
6464/02/001	D A Fletchere
6442/02/001	Helen Kennedy
6491/02/001	K R Brooks
6446/02/001	Kristina Toffi
6493/02/001	Kyproulla Adair
6415/02/001	Lynn Jones
7254/01/001	Mary Daniels
7252/01/001	Mr & Mrs Woodhouse
6456/02/001	Mr B Goberdhan
5545/03/001	Mr D Jenner
6934/02/001	Mr Graham Murphy
3506/03/001	Mr John Albert
3506/04/001	Mr John Albert
7258/01/001	Mr John Johnes
6896/02/001	Mr Martin Gibson
6763/02/001	Mr Russell Adair
6047/03/001	Mrs Elaine Connor
7109/02/001	Mrs Jean Ghagan
6868/02/001	Mrs K S Jenner
7132/02/001	Mrs M A Gibson
3472/03/001	Ms Caroline Elizabeth Joyce
6761/02/001	Ms Jennifer Tapping

Ref_Number	Name_of_Representor	Company_or_Organisation
7082/02/001	Ms Julie Knight	
2565/03/001	Ms Karen Fletcher	
7228/02/001	Ms Lyndsey Gibson	
6478/02/001	Samantha Jones	
6428/02/001	Sheena Shah	
7263/01/001	T Coates	
7256/01/001	Tracey Gaveo	
7268/02/001	V Goberdhan	
7262/01/001	Wendy Johnes	

Ref\_Number

Name\_of\_Representor

Company\_or\_Organisation

**\_Standard rep 17**

9131/01/001	B Francis
9138/01/001	D D Leng
9129/01/001	E Jackson
9133/01/001	I Udensi
9135/01/001	J Gulham
9139/01/001	J Rutter
9137/01/001	J Sthiviszzevsri
9124/01/001	Kathleen James
9134/01/001	L Obery
9142/01/001	Lou Hunter
9130/01/001	Miss S O'Brien
9128/01/001	Mr A Peton
9141/01/001	Mr Miguel Hunter
9127/01/001	Mr R Dru
9125/01/001	Mrs B Idnani
9126/01/001	Mrs B Smart
9140/01/001	R J Wanglove
9132/01/001	Y Flynn

Ref\_Number

Name\_of\_Representor

Company\_or\_Organisation

## **\_Standard rep 18**

9122/01/001

J R Hammer

9123/01/001

Partners of

Sanderstead Plantation Partners

Ref\_Number

Name\_of\_Representor

Company\_or\_Organisation

**\_Standard rep 2**

1787/01/001	AR Pound
2394/01/001	JE WHITE
1694/01/001	A C Duffy
2402/01/001	A Dunsmore
1837/01/001	A Glennister
1699/01/001	A Thomas
2400/01/001	A. C. Blackburn
2407/01/001	A. J. Walmsley
2064/01/001	Aaron D'Cruz
3116/01/001	AB Hill
1757/02/001	Alan and Sue Whittlesey
2420/01/001	Alan Seymour
2409/01/001	Alastair MacKensie
1713/01/001	Alison Connor
6163/01/001	Alison Dunkley
1785/01/004	Allan Booth
1785/02/001	Allan Booth
6027/01/001	Allison Matthews
1909/01/001	Alyce Menhinnitt
1789/01/001	Amanda Webb
6124/01/001	Amy Gorman
1911/02/001	Andrew & Karen Lyons
2299/01/001	Andrew Elliott
2415/01/001	Andrew Peacock
1823/01/001	Andrew Wheatley
3117/01/001	Angela and Andrew Glasan
6312/01/001	Ann Walsh

Ref_Number	Name_of_Representor	Company_or_Organisation
2126/01/001	Ann&Paul Stannard	
1925/01/001	Anna Booth	
6165/01/001	Anne Fortin	
5587/01/001	Anne Hall	
4430/01/001	Anthony Marshall	
2417/01/001	Anthony Pereira	
5456/01/001	Antonia Jacobs	
5449/01/001	Audrey Sparks	
8996/01/001	B Simpson	
1731/01/001	B Widger	
6314/01/001	Barbara Dennis	
6169/01/001	Barbara Heavens	
1758/01/001	Barbara Turner	
8875/01/001	Beeilly Authotand	
2456/01/001	Ben Bray	
3119/01/001	Bindhu Pillai	
1743/01/001	Brenda Osbourne	
1761/01/001	Brian Glasscock	
3120/01/001	Bridget and Michael Foley	
1784/02/001	Bruna Zanelli	
1784/01/001	Bruna Zanelli	
2002/01/001	C & J Chang	
1876/01/001	C A Connor	
1745/01/001	C Bome	
4991/02/001	C Dykman	
8987/01/001	C Wicks	
3121/01/001	CA and D Barker	
4497/01/001	Carol Cowan	
6108/01/001	Carol Grant	



Ref_Number	Name_of_Representor	Company_or_Organisation
1873/01/001	Carol Mollison	
4434/01/001	Carole Layton	
6317/01/001	Catherine Kennedy	
6319/01/001	Catherine O'Brien	
2536/01/001	Chris & Heather Reed	
1838/01/001	Chris Kirwan	
2482/01/001	Christine Baker	
2231/01/001	Christine Webb	
2021/01/001	Christopher, Sharon & Jack Kew	
2023/01/001	Colin & Judith Staff	
6443/01/001	Craig More Laird od Dunans	
5299/01/001	D C & M J Bartlett	
8872/01/001	D E Banlincho	
8994/01/001	D Felon	
8985/01/001	D Geusol	
2055/01/001	D, J & R Chamberlain	
2485/01/001	D. A Carter	
2445/01/001	D. C & F. J Ginder	
1891/01/001	D.J. Pollard	
1866/01/001	Daniel Olarieta	
1867/01/001	Danny Read	
2300/01/001	Daphne Pedley	
2065/01/001	Dave A King	
2483/01/001	David Baker	
2086/01/001	David Latham	
1786/01/001	David Moran	
6297/01/001	Dawn Javis	
4599/01/001	Debbie Beaumont	
6171/01/001	Debbie Nasse	

Ref_Number	Name_of_Representor	Company_or_Organisation
1817/01/001	Devon Price	
5453/01/001	Diana Bullen	
4312/01/001	Doreen Jansen	
2484/01/001	Douglas & Linda Mackenzie	
4563/01/001	Dr & Mrs Vasant	
4735/01/001	Dr M Hussain	
1981/01/001	Dr M.J. Hough	
1971/01/001	Dr Nicholas Cambridge	
2940/02/002	Dr Perera & Jayamanne	
4741/01/001	Dr R Lennard	
4037/01/001	Dr S Wood	
4608/01/001	Dr Susan Young	
5302/01/001	E & N Knight	
5303/01/001	E A Logan	
6054/01/001	E Grant	
1974/01/001	E Timpson	
5304/01/001	E V Cole	
1975/01/001	E Willbourn	
1790/01/001	Eamonn Prendergast	EP Cleaners
1794/01/001	Elaine Bronger	
1977/01/001	Elaine Tait	
8874/01/001	Eleanor J	
6200/01/001	Elizabeth Black	
4588/01/001	Elizabeth Grant	
1985/01/001	Elizabeth Walton	
1984/01/001	Ellen Lock	
1983/01/001	EP Walker	
1905/01/001	Ercan Mustafa	
6321/01/001	Evelyn Cupit	

Ref_Number	Name_of_Representor	Company_or_Organisation
1967/01/001	F Jex	
1987/01/001	Frances & Mark Monaghan	
4431/01/001	Frederick Law	
5305/01/001	G W Hitchcock	
1968/01/001	Gavin Barwell	
2422/01/001	Gennaro Scialo	
4600/01/001	Geraldine Williams	
6355/01/001	Gillian Turner	
4500/01/001	Graeme Fillmore	
6107/01/001	Gwen Hunter	
5306/01/001	H A J Marshall	
6331/01/001	H Bunstead	
8992/01/001	H Helhio	
8993/01/001	H McMillan	
2411/01/001	H P Carter	
2172/01/001	H Taylor	
6322/01/001	Helen C Steer	
6301/01/001	Helen M Johnston	
6126/01/001	Hilary A Sard	
6137/01/001	Holly Cornish	
2004/01/001	I Stubbington	
2006/01/001	Irina O'Brien	
1833/01/001	J & R Keehne & Condon	
1833/02/002	J & R Keehne & Condon	
4498/01/001	J Barley	
8983/01/001	J Beunanda	
5308/01/001	J H Evans	
2176/01/001	J H Ford	
4554/01/001	J Hoque	

Ref_Number	Name_of_Representor	Company_or_Organisation
8989/01/001	J Jackson	
8876/01/001	J Letts	
2007/01/001	J Portingale	
2398/01/001	J Stevens	
2020/01/001	J. D Mollinson	
4494/01/001	Jackie Hall	
1999/01/001	Jacqueline & Anthony Collier	
4544/01/001	Jacqueline Burns	
4551/01/001	Jacqueline Joyce	
6125/01/001	Jacqueline Turner	
4552/01/001	Jamie Fisher	
4586/01/001	Jan Byford	
4511/01/001	Jane Bance	
2014/01/001	Jane Smith	
6324/01/001	Janet Adams	
6376/01/001	Janet Kelly	
4512/01/001	Janet Tonks	
4601/01/001	Janice Lee	
6359/01/001	Janice Lee	
4513/01/001	Jeanette Bass	
6303/01/001	Jenna Laney	
2500/01/001	Jennifer Lucas	
4574/01/001	Jessica Mitchell	
4225/01/002	Joanna De Silva	
1834/01/001	John Underwood	
6332/01/001	Julie Curran	
2436/01/001	K & E Bridge	
5310/01/001	K & M A Hutchinson	
8984/01/001	K Y Bowen	

Ref_Number	Name_of_Representor	Company_or_Organisation
8999/01/001	Kaley Duffy	
2508/01/001	Karen Day	
2515/01/001	Karen Payne	
4591/01/001	Katie Beaumont	
6335/01/001	Katie Fernandes	
1842/02/001	Katy Littler	
6042/01/001	Ken Chan	
5312/01/001	Kerrs Kerrs	Kerrs Accountants
4517/01/001	Kim Butcher	
3938/01/001	Kuljit Kaur	
5313/01/001	L S Moss	
5564/01/001	L Stanley	
2391/01/001	LE BOWEY	
2522/01/001	Leanne Voller	
6023/01/001	Lesley Edwards	
4518/01/001	Lesley Luff	
6175/01/001	Lesley Wilson	
6306/01/001	Linda Anthony	
3129/02/001	Linda Hudson	
3817/01/002	Lindsay Crowther	
4562/01/001	Lindsey Hinds	
6337/01/001	Lisa Murphy	
2521/01/001	Lisa Rajah	
2374/01/001	LJ, KR, IA Newsey & Pollard	
4592/01/001	Lori Noeth	
9000/01/001	Lucy Duffy	
3811/01/001	Lucy Summers	
4520/01/001	Lynda Clark	
2520/01/001	Lynne Hewitt	

Ref_Number	Name_of_Representor	Company_or_Organisation
6055/01/001	Lynne Thorpe	
5316/01/001	M & J Peshier	
5240/01/001	M A Gosden	
5429/01/001	M B Bassom	
1953/02/001	M B McSweeney	
1953/01/001	M B McSweeney	
8991/01/001	M Butcher	
5022/02/001	M D McGowan	
8986/01/001	M Fennel	
2588/01/001	M G & T N Flynn	
5563/01/001	M Hawkins	
5317/01/001	M J Bignall	
5585/01/001	M Jordan	
5320/01/001	M Woollard	
5319/01/001	M, S & J Ruiu & Lanetta	
6330/01/001	Ma Beverley A Jones	
4501/01/001	Manoj Gandhi	
2100/01/002	Maralyn Thomas	
2524/01/001	Margaret A. Day	
1943/01/001	Margaret Clyne	
3564/02/002	Margaret Watts	
3564/02/001	Margaret Watts	
2377/01/001	Maria Walcott	
2531/01/001	Marian Togwell	
6177/01/001	Marie Hillman	
8990/01/001	Marie White	
4547/01/001	Marisa Rabbini	
2446/02/002	Mark & Julie Greenway	
3539/02/001	Mary Norman	

Ref_Number	Name_of_Representor	Company_or_Organisation
8963/01/001	Matthew & Suzzane Purton & Redding	
2814/01/002	Maureen Foster	
2527/01/001	Maureen Mills	
6382/01/001	Maya Scott	
1940/01/001	Michael Woodle	
6339/01/001	Michelle Finalls	
2528/01/001	Michelle Parker-Brown & Stephen Parker	
6307/01/001	Miriam BJ Bogazzi	
3244/01/001	Miss A Binge	
4238/01/001	Miss b Hall	
5322/01/001	Miss B K Bennett	
2387/01/001	Miss C Jaggon	
6294/01/001	Miss Charlotte Wren	
5323/01/001	Miss E Humphreys	
5324/01/001	Miss E Osborn	
5325/01/001	Miss F Postans	
2384/01/001	Miss H Wood	
2321/02/002	Miss Harriet Homes	
4543/01/001	Miss Helen Pengelly	
2224/02/002	Miss Jennifer Macdonald	
3155/01/001	Miss Julie Green	
5327/01/001	Miss L Clark	
4545/01/001	Miss Louise Baine	
3156/01/001	Miss Marjorie Losasso	
5328/01/001	Miss S A Jay	
2320/01/001	Miss S Rayfield	
2319/01/001	Miss S Spree	
4633/02/001	Miss Sophia Morris	
2389/01/001	Miss V Milk	

Ref_Number	Name_of_Representor	Company_or_Organisation
5318/01/001	MJH & PAC Payne	
4602/01/001	Moira McDonnell	
4485/01/001	Monica Digby	
4722/01/001	Mr & Mrd Payne	
5385/01/001	Mr & Mrs S & C King	
5363/01/001	Mr & Mrs A & B Drew	
5413/01/001	Mr & Mrs A & B Rumistrzewicz	
5426/01/001	Mr & Mrs A & D Uprichard	
5379/01/001	Mr & Mrs A & J James	
5425/01/001	Mr & Mrs A & L Turner	
5441/01/001	Mr & Mrs A Ademiji	
5442/01/001	Mr & Mrs A Babatunde	
5418/01/001	Mr & Mrs A C Smith	
5342/01/001	Mr & Mrs A D & V Baylis	
5329/01/001	Mr & Mrs A Gibbens	
5330/01/001	Mr & Mrs A J Verrier	
5381/01/001	Mr & Mrs A Jamet	
5482/01/001	Mr & Mrs A L Stratford	
5423/01/001	Mr & Mrs A R & P A Thomson	
4540/01/001	Mr & Mrs Alan Williams	
5358/01/001	Mr & Mrs B & M Cozens	
5400/01/001	Mr & Mrs B & V Osborne	
6316/01/001	Mr & Mrs B & V Riley	
5490/01/001	Mr & Mrs B Jewkes	
5351/01/001	Mr & Mrs B W Clarke	
5337/01/001	Mr & Mrs Bagley	
5473/01/001	Mr & Mrs Balendron	
5341/01/001	Mr & Mrs Bastajic	
2433/01/001	Mr & Mrs Batchelor	



Ref_Number	Name_of_Representor	Company_or_Organisation
2434/01/001	Mr & Mrs Beer	
5344/01/001	Mr & Mrs Bennett	
5345/01/001	Mr & Mrs Bloomfield	
5348/01/001	Mr & Mrs Buatsi	
4719/01/001	Mr & Mrs Butcher	
5355/01/001	Mr & Mrs C & A Cook	
5375/01/001	Mr & Mrs C & J Horscroft	
5335/01/001	Mr & Mrs C & M Andrews	
5474/01/001	Mr & Mrs Campbell	
4655/01/001	Mr & Mrs Carter	
4389/02/002	Mr & Mrs Christopher & Katie Walton	
2620/01/001	Mr & Mrs Cole	
5336/01/001	Mr & Mrs D & A Atkins	
5364/01/001	Mr & Mrs D & B Edwards	
5370/01/001	Mr & Mrs D & B Frost	
5410/01/001	Mr & Mrs D & F Rendle	
5414/01/001	Mr & Mrs D & M Sankar	
5346/01/001	Mr & Mrs D & R Brett	
5367/01/001	Mr & Mrs D & S Farnan	
5485/01/001	Mr & Mrs D A Wright	
5340/01/001	Mr & Mrs D Barawiok	
5535/01/001	Mr & Mrs D Burgess	
5352/01/001	Mr & Mrs D J & J E Coady	
5438/01/001	Mr & Mrs D Woodfield	
5476/01/001	Mr & Mrs David Reynolds	
1836/01/001	Mr & Mrs David Turner	
4756/01/001	Mr & Mrs DeSouza	
5443/01/001	Mr & Mrs Dove	
2441/01/001	Mr & Mrs E. T Dadley	

Ref_Number	Name_of_Representor	Company_or_Organisation
4022/02/002	Mr & Mrs Ewin	
5390/01/001	Mr & Mrs F H & W LeMay	
5368/01/001	Mr & Mrs Fird	
4731/01/001	Mr & Mrs Fisher	
4469/01/001	Mr & Mrs Fisher	
5599/01/001	Mr & Mrs G & A Kingdon	
5357/01/001	Mr & Mrs G & H Cooper	
5371/01/001	Mr & Mrs G & H Hallett	
5356/01/001	Mr & Mrs G & J Cooper	
5339/01/001	Mr & Mrs G J & M A Baker	
4723/01/001	Mr & Mrs G J & P M Canfield	
2457/01/001	Mr & Mrs Gabriel	
4521/01/001	Mr & Mrs Galeeba	
4720/01/001	Mr & Mrs Gandhi	
4757/01/001	Mr & Mrs Gaspard	
2443/01/001	Mr & Mrs Gigney	
3909/01/002	Mr & Mrs Good	
4149/01/002	Mr & Mrs Gower	
2345/01/001	Mr & Mrs Greyson	
5424/01/001	Mr & Mrs H M & G C Toma	
5372/01/001	Mr & Mrs Hand	
4774/01/001	Mr & Mrs Horner	
4754/01/001	Mr & Mrs Hunter	
5614/01/001	Mr & Mrs I & G Goldsmith	
5477/01/001	Mr & Mrs Ingram	
5388/01/001	Mr & Mrs J & A Lawrence	
5366/01/001	Mr & Mrs J & B Evans	
5374/01/001	Mr & Mrs J & E Histed	
5380/01/001	Mr & Mrs J & L James	

Ref_Number	Name_of_Representor	Company_or_Organisation
5392/01/001	Mr & Mrs J & O Luckhurst	
5350/01/001	Mr & Mrs J & S Carelse	
5432/01/001	Mr & Mrs J & S Wainford	
5427/01/001	Mr & Mrs J & V Vanna	
5479/01/001	Mr & Mrs J D C Bolding	
5361/01/001	Mr & Mrs J Dilnot	
5354/01/001	Mr & Mrs J H Considine	
2337/01/001	Mr & Mrs J Lambert	
5483/01/001	Mr & Mrs J Thacker	
5382/01/001	Mr & Mrs Jamshidi	
4728/01/001	Mr & Mrs Jesshop	
5383/01/001	Mr & Mrs Johannessen	
6434/01/001	Mr & Mrs John & Sylvia Priscott	
5478/01/001	Mr & Mrs John Coleman	
4737/01/001	Mr & Mrs Johns	
5625/01/001	Mr & Mrs Jonathan & Jean Baxter	
4603/01/001	Mr & Mrs Jones	
5395/01/001	Mr & Mrs K A & J McDonald	
5347/01/001	Mr & Mrs K B	
5403/01/001	Mr & Mrs K Pullivay	
2682/01/001	Mr & Mrs Kellas	
2621/01/001	Mr & Mrs Kemal	
2621/02/002	Mr & Mrs Kemal	
2452/01/001	Mr & Mrs Kenny	
4474/01/001	Mr & Mrs King	
5386/01/001	Mr & Mrs L & N Kirwan	
5409/01/001	Mr & Mrs I Rendle	
5428/01/001	Mr & Mrs Lesley & Martin Plumb	
5391/01/001	Mr & Mrs Lindsay	

Ref_Number	Name_of_Representor	Company_or_Organisation
5321/01/001	Mr & Mrs M & A Gaughari	
5332/01/001	Mr & Mrs M & G W Allen	
5436/01/001	mr & Mrs M & G West	
5699/01/001	Mr & Mrs M & J Bartram	
5369/01/001	Mr & Mrs M & J Flannery	
4159/02/002	Mr & Mrs M & O Warren	
5475/01/001	Mr & Mrs M & V Crowther	
5435/01/001	Mr & Mrs M P & V A Ware	
2454/01/001	Mr & Mrs M. F Belfield	
6302/01/001	Mr & Mrs N & S Hall	
5472/01/001	Mr & Mrs N & T Abbott	
4783/01/001	Mr & Mrs Naylor	
4750/01/001	Mr & Mrs O'Reilly	
6211/01/001	Mr & Mrs P & D McBrown	
5406/01/001	Mr & Mrs P & D Radford	
5387/01/001	Mr & Mrs P & E Lavington	
5422/01/001	Mr & Mrs P & J Symes	
5365/01/001	Mr & Mrs P & M Elmy	
6402/01/001	Mr & Mrs P & PA Helliwell	
5362/01/001	Mr & Mrs P & R Ditton	
5416/01/001	Mr & Mrs P & S Sidhorn	
5415/01/001	Mr & Mrs P J & M H Sargent	
5384/01/001	Mr & Mrs P Kaile	
2390/01/001	Mr & Mrs P Nevitt	
5398/01/001	Mr & Mrs P W & M Nokes	
5401/01/001	Mr & Mrs P W & S Streek	
5402/01/001	Mr & Mrs Palmer	
3926/02/001	Mr & Mrs Peter & Brenda Mullings	
4156/01/001	Mr & Mrs Phillips	

Ref_Number	Name_of_Representor	Company_or_Organisation
2463/01/001	Mr & Mrs Piccilino	
6378/01/001	Mr & Mrs Plymsol	
5404/01/001	Mr & Mrs Quinn	
5389/01/001	Mr & Mrs R & C Leathwood	
5481/01/001	Mr & Mrs R & D Sergiou	
5376/01/001	Mr & Mrs R & J Hussey	
5315/01/001	Mr & Mrs R & L Brown	
4748/01/001	Mr & Mrs R Groves	
5360/01/001	Mr & Mrs R R & J S Derry	
5349/01/001	Mr & Mrs R S & J Cameron	
5408/01/001	Mr & Mrs Reed	
5480/01/001	Mr & Mrs Reveley	
2546/02/001	Mr & Mrs Robert & Patricia Cole	
4643/01/001	Mr & Mrs Roberts	
5412/01/001	Mr & Mrs Roberts	
4507/01/001	Mr & Mrs Robinson	
6400/01/001	Mr & Mrs S & N Jeyarajah	
5397/01/001	Mr & Mrs S & V Milward	
5333/01/001	Mr & Mrs S Amer	
5353/01/001	Mr & Mrs S C Coleman	
4732/01/001	Mr & Mrs Sampson	
5419/01/001	Mr & Mrs Southgate	
4648/01/001	Mr & Mrs Stevenson	
5343/01/001	Mr & Mrs T & E Beard	
5430/01/001	Mr & Mrs T & E Varughese	
4763/01/001	Mr & Mrs T & M Brotherhood	
5399/01/001	Mr & Mrs T D & W Norsworthy	
5437/01/001	Mr & Mrs T Williams	
6021/01/001	Mr & Mrs Tomlinson	

Ref_Number	Name_of_Representor	Company_or_Organisation
4726/01/001	Mr & Mrs Tunbridge	
5373/01/001	Mr & Mrs V & I Hayes	
5338/01/001	Mr & Mrs V & V Bailey	
4746/01/001	Mr & Mrs Vahey	
2460/01/001	Mr & Mrs Valentine	
4759/01/001	Mr & Mrs Vernon-White	
1806/01/001	Mr & Mrs VJ & CA Forrester	
5417/01/001	Mr & Mrs W & S Smith	
5484/01/001	Mr & Mrs W A Congram	
5421/01/001	Mr & Mrs W K & N Y Sui Tit Tong	
5434/01/001	MR & MRS Waller	
2559/01/001	Mr & Mrs White	
4788/01/001	Mr & Mrs Woods	
5440/01/002	Mr & Mrs Zaidi	
6449/01/001	Mr & Ms A, B, C & A Stephens	
5613/01/001	Mr & Ms D & P Harmon & Pollard	
6362/01/001	Mr & Ms E & T Trudgell & Fisher	
6393/01/001	Mr & Ms G & H Liddington & Nisbet	
6077/01/001	Mr & Ms G & J Rekhi & Patel	
4775/01/001	Mr & Ms Howells & Volonterio	
5609/01/001	Mr & Ms K & E Gok & Mustafa	
6369/01/001	Mr & Ms M & C Blower & Hesketh	
5962/01/001	Mr & Ms P & D Quinan & Child	
6385/01/001	Mr & Ms S & M Bayes & Langdon	
4328/01/001	Mr & Ms Shorthouse & Goodge	
5394/01/001	Mr & Mrs H McCoy	
5405/01/001	Mr & Mrs R & O Webster	
5444/01/001	Mr A Bown	
5446/01/001	Mr A Clements	

Ref_Number	Name_of_Representor	Company_or_Organisation
5448/01/001	Mr A Doncaster	
5450/01/001	Mr A Edgar	
5452/01/001	Mr A Hazell	
5454/01/001	Mr A Hewitt	
5455/01/001	Mr A J Skeener	
5460/01/001	Mr A McMichael	
5461/01/001	Mr A Mitchell	
5462/01/001	Mr A Molkenthin	
3321/01/001	Mr A Pardon	
5464/01/001	Mr A Pearson	
2328/01/001	Mr A Pelt	
5465/01/001	Mr A Porter	
5466/01/001	Mr A Ross	
2339/01/001	Mr A Savage	
5467/01/001	Mr A Shah	
2421/01/001	Mr A Spriggs	
3243/01/001	Mr A Strange	
3242/01/001	Mr A Strange	
5468/01/001	Mr A Turner	
5469/01/001	Mr A Wren	
5470/01/001	Mr A Wright	
5471/01/001	Mr A Ziolk	
2406/01/001	Mr A. J Gane	
2408/01/001	Mr A. M Oliver	
2903/01/002	Mr Adam Tierney	
6452/01/001	Mr Ahmed Mawaziny	
5458/01/001	Mr Ajit Kumar	
5457/01/001	Mr Alan Jamieson	
4510/01/001	Mr Alban Fisher	

Ref_Number	Name_of_Representor	Company_or_Organisation
1753/01/001	Mr Alex Harari	
1712/01/001	Mr Alexander Lucas	
3247/01/001	Mr and Mrs A Bend	
1708/01/001	Mr and Mrs A J Reed	
3304/01/001	Mr and Mrs A Stratton	
3290/01/001	Mr and Mrs C Morgan	
3256/01/001	Mr and Mrs C Rutter	
1848/01/001	Mr and Mrs Galeeba	
3300/01/001	Mr and Mrs H Tagg	
3245/01/001	Mr and Mrs J Coomber	
3297/01/001	Mr and Mrs J Moulton	
3299/01/001	Mr and Mrs J Palmer	
3246/01/001	Mr and Mrs J Pringle	
3313/01/001	Mr and Mrs K Bowler	
3288/01/001	Mr and Mrs L Moore	
3295/01/001	Mr and Mrs L Murrell	
1877/01/001	Mr and Mrs Learner	
3249/01/001	Mr and Mrs M Papanastasiou	
3296/01/001	Mr and Mrs Minesh Patel	
3302/01/001	Mr and Mrs P Newman	
3305/01/001	Mr and Mrs P.J Stanton	
3301/01/001	Mr and Mrs Peter Tancred	
3251/01/001	Mr and Mrs R Quickenden	
3248/01/001	Mr and Mrs R.F Pepper	
3308/01/001	Mr and Mrs Ronald Truss	
3298/01/001	Mr and Mrs S Monaghan	
3293/01/001	Mr and Mrs S Payne	
3306/01/001	Mr and Mrs Steve Rents	
3303/01/001	Mr and Mrs Sun	



Ref_Number	Name_of_Representor	Company_or_Organisation
3253/01/001	Mr and Mrs W Muxworthy	
1728/01/001	Mr Arthur Foreman	
5486/01/001	Mr B C Lane	
5487/01/001	Mr B Holness	
5488/01/001	Mr B J Jackson	
5491/01/001	Mr B Liddemore	
5492/01/001	Mr B McCoy	
5493/01/001	Mr B McOlviere	
5494/01/001	Mr B P A Clarke	
5495/01/001	Mr B Perissinotto	
5496/01/001	Mr B Reeves	
5497/01/001	Mr B Shields	
5498/01/001	Mr B Steene	
5499/01/001	Mr B Wayor	
4651/01/001	Mr B Winchester	
5501/01/001	Mr Baker	
5502/01/001	Mr Barlow	
5489/01/001	Mr Ben Jennings	
0115/04/001	Mr Bob Sleeman	
5972/01/001	Mr Brain E Pasby	
5586/01/001	Mr Brian Penfold	
5519/01/001	Mr C A Jordan	
5517/01/001	Mr C B Jay	
5503/01/001	Mr C Bird	
5504/01/001	Mr C Burnett	
5527/01/001	Mr C D Richards	
2247/01/001	Mr C D Williams	
2724/01/002	Mr C Dancey	
5510/01/001	Mr C Dimmock	

Ref_Number	Name_of_Representor	Company_or_Organisation
5511/01/001	Mr C Elston	
5513/01/001	Mr C H Saunders	
5515/01/001	Mr C Harris	
5516/01/001	Mr C Huxley	
5518/01/001	Mr C Jordan	
5508/01/001	Mr C L Dermer	
5522/01/001	Mr C Lynch	
5523/01/001	Mr C Malcolm	
4175/01/002	Mr C Maslona	
5524/01/001	Mr C Perry	
5512/01/001	Mr C R Fox	
5528/01/001	Mr C Robbins	
4653/01/001	Mr C Rodrigues	
5529/01/001	Mr C Weaser	
5530/01/001	Mr C Wick	
2477/01/001	Mr Callum Voller	
2480/01/001	Mr Chad K Rostron	
5526/01/001	Mr Chris Pyle	
5506/01/001	Mr Christopher Coppinger	
5509/01/001	Mr Cleveland Deroche	
5520/01/001	Mr Clifton L Edwards	
8871/01/001	Mr Clive J	
2249/01/001	Mr Colin Brown	
5505/01/001	Mr Colin Burton	
5514/01/001	Mr Colin Haig	
5521/01/001	Mr Colin Luly	
5525/01/001	Mr Colin Poole	
5532/01/001	Mr Cox	
5572/01/001	Mr D & J Weir	

Ref_Number	Name_of_Representor	Company_or_Organisation
5565/01/001	Mr D A Robbins	
5533/01/001	Mr D Bartlett	
5536/01/001	Mr D Clark	
5537/01/001	Mr D Cosers	
5539/01/001	Mr D Fernee	
5558/01/001	Mr D G Price	
1869/01/001	Mr D H Fish	
5541/01/001	Mr D Harris	
5542/01/001	Mr D Hebdon	
5544/01/001	Mr D Hunt	
5545/01/001	Mr D Jenner	
5547/01/001	Mr D L Morris	
5548/01/001	Mr D Lindridge	
5550/01/001	mr D Little	
5552/01/001	Mr D M West	
5553/01/001	Mr D Mahoney	
5554/01/001	Mr D Mehmet	
5556/01/001	Mr D Norman	
5557/01/001	Mr D Patel	
5568/01/001	Mr D Smith	
5538/01/001	Mr D T Dawson	
5569/01/001	Mr D Thorpe	
4718/01/001	Mr D Turnbull	
5571/01/001	Mr D Walker	
3159/01/001	Mr D West	
3309/01/001	Mr D.A Jolly	
3324/01/003	Mr Dale Cornish	
5555/01/001	Mr Daniel Morrison	
4560/01/001	Mr Danny Reed	

Ref_Number	Name_of_Representor	Company_or_Organisation
3170/01/001	Mr Darren Bryne	
5300/01/001	Mr David Crosslanes	
4436/01/001	Mr David Lynch	
5559/01/001	Mr David R Dibbs	
1932/01/001	Mr David Thomas	
5570/01/001	Mr David Underwood	
4584/01/001	Mr Dean Torbett	
5578/01/001	Mr E D Gurring	
6015/01/001	Mr E Ellis	
4721/01/001	Mr E Emin	
5579/01/001	Mr E Harris	
5580/01/001	Mr E Liasides	
5581/01/001	Mr E M Smith	
5582/01/001	Mr E M Wragg	
5584/01/001	Mr E Murphy	
4541/01/001	Mr Edmund Kiely	
5575/01/001	Mr Enoka Abeyaunsekera	
4134/01/001	Mr Eric Taylor	
5589/01/001	Mr F Freemantle	
5591/01/001	Mr F Mushtaq	
5593/01/001	Mr F Shepherd	
5594/01/001	Mr F Steer	
5595/01/001	Mr Fabienne Ware	
5596/01/001	Mr Faduma	
5590/01/001	mr Faraz Hasan	
6166/01/001	Mr Frank McGourty	
5601/01/001	Mr G Corn	
5603/01/001	Mr G F Hurt	
5604/01/001	Mr G Farquhar	

Ref_Number	Name_of_Representor	Company_or_Organisation
5605/01/001	Mr G Holmes	
5606/01/001	Mr G Huxley	
3513/01/002	Mr G McAdam	
4725/01/001	Mr G McManus	
5597/01/001	Mr G Merville	
5607/01/001	Mr G Postans	
6203/01/001	Mr G Sola	
6138/01/001	Mr G W Filer	
4585/01/001	Mr G.M Saunders	
5600/01/001	Mr George Cooke	
5602/01/001	Mr George Demetriou	
1938/02/001	Mr George Howard	
5611/01/001	Mr H Gallacher	
2554/01/001	Mr Howard Prout	
5973/01/001	Mr Hyde Peter	
5615/01/001	Mr I Bell	
5616/01/001	Mr I Hollidge	
5619/01/001	Mr I Lee	
5620/01/001	Mr I McCrory	
5621/01/001	Mr I Walker	
2935/02/001	Mr Ian Cameron	
5617/01/001	Mr Ian John McKay	
3172/01/002	Mr Ian Johnson	
5618/01/001	Mr Ian Johnston	
3498/02/002	Mr Ian Marsh	
5659/01/001	Mr J A Pound	
5622/01/001	Mr J Anderson	
5626/01/001	Mr J Binge	
5627/01/001	Mr J Bligh	

Ref_Number	Name_of_Representor	Company_or_Organisation
5628/01/001	Mr J Blount	
5629/01/001	Mr J Bradbury	
3696/01/002	Mr J Catley	
5635/01/001	Mr J Cork	
4287/01/002	Mr J de Silva	
5656/01/001	Mr J G Patel	
2165/01/001	Mr J G Warlow	
5610/01/001	Mr J Goldsmith	
4727/01/001	Mr J Hare	
4782/01/001	Mr J Higgs	
5640/01/001	Mr J Homewood	
4729/01/001	Mr J Kelly	
5645/01/001	Mr J Lee	
5647/01/001	Mr J Maddocks	
5648/01/001	Mr J McMillan	
5651/01/001	Mr J Morris	
5658/01/001	Mr J N Plummer	
5653/01/001	Mr J Norman	
5654/01/001	Mr J Osborne	
5655/01/001	Mr J Parshott	
5660/01/001	Mr J Proctor	
5661/01/001	Mr J Radford	
5663/01/001	Mr J Rees	
5664/01/001	Mr J Silk	
2343/01/001	Mr J Steaul	
2332/01/001	Mr J Sullivan	
5665/01/001	Mr J Taylor	
5666/01/001	Mr J Thomas	
5667/01/001	Mr J Thorburu	

Ref_Number	Name_of_Representor	Company_or_Organisation
5669/01/001	Mr J Wells	
5670/01/001	Mr J Westcott	
3168/01/001	Mr J Wren	
2498/01/001	Mr J. R & Mrs E. M Kwasniewski	
5630/01/001	Mr Jackie Brown	
5649/01/001	Mr James Milmo	
4508/01/001	Mr James Mohan	
2317/01/001	Mr Jerome Wilcott	
2088/01/001	Mr John Dalton	
5637/01/001	Mr John Draper	
5639/01/001	Mr John G Baker	
0364/10/002	Mr John Gannon	
2936/01/002	Mr John Lingwood	
4433/01/001	Mr John Miles	
4514/01/001	Mr John Roberts	
5671/01/001	mr John Wood	
5638/01/001	Mr Jon Fox	
4559/01/001	Mr Jon Nicholls	
5623/01/001	Mr Jonathan Baker	
2091/01/001	Mr Joseph Miller	
5672/01/001	Mr K E Herbert	
5674/01/001	Mr K M Jenkins	
5675/01/001	Mr K Marsh	
4303/02/002	Mr K Muir	
2223/01/001	Mr K Panton	
5676/01/001	Mr K Sutherland	
4515/01/001	Mr Keith Filler	
4587/01/001	Mr Keith Glennister	
5673/01/001	Mr Keith Jones	

Ref_Number	Name_of_Representor	Company_or_Organisation
4516/01/001	Mr Ken Luff	
5677/01/001	Mr L A Crouch	
5692/01/001	Mr L A Torode	
4733/01/001	Mr L Barker	
5678/01/001	Mr L Bouill	
5680/01/001	Mr L Curran	
5682/01/001	Mr L Doncaster	
5683/01/001	Mr L E Sharrock	
5684/01/001	Mr L G Purser	
5681/01/001	Mr L J Davies	
4734/01/001	Mr L Madsen	
5687/01/001	Mr L Malcolm	
5689/01/001	Mr L Reynolds	
5690/01/001	Mr L Rixon	
5691/01/001	Mr Labib Shirazi	
5694/01/001	Mr Lango	
2179/01/001	Mr Laurence Jessup	
5693/01/001	Mr Lawrence W Norman	
5695/01/001	Mr Lawson	
5679/01/001	Mr Lee Cupit	
5686/01/001	Mr Lewis Jacobs	
5688/01/001	Mr Lilian Merredew	
4589/01/001	Mr Luke Osborne	
5700/01/001	Mr M Bagge	
5701/01/001	Mr M Challis	
5705/01/001	Mr M Follows	
5723/01/001	Mr M G Sharrock	
5706/01/001	Mr M Harper	
5709/01/001	Mr M Homden	



Ref_Number	Name_of_Representor	Company_or_Organisation
5710/01/001	Mr M Homm	
5711/01/001	Mr M Humphreys	
5730/01/001	Mr M J Warran	
4781/01/001	Mr M Johnson	
4747/01/001	Mr M Mansfield	
4744/01/001	Mr m Morris	
5717/01/001	Mr M Oliver	
5720/01/001	Mr M Patel	
5715/01/001	Mr M S Noeth	
4740/01/001	Mr M Sealey	
5724/01/001	Mr M Smith	
5727/01/001	Mr M Vilmoe	
5707/01/001	Mr Mahmood Hasan	
5698/01/001	Mr Manje Abeygunasekera	
2553/01/001	Mr Mario Carrozzo	
4567/01/001	Mr Mark Chambers	
4548/01/001	Mr Mark Naylor	
5721/01/001	Mr Mark Pullen	
5708/01/001	Mr Martin Hewish	
5713/01/001	Mr Martin Jacobs	
5714/01/001	Mr Mathew Lane	
5728/01/001	Mr Matthew Wagstaff	
3558/01/002	Mr Maxx West	
5719/01/001	Mr Mayur Patel	
4278/01/001	Mr Melvin Howard	
5703/01/001	Mr Michael Double	
5704/01/001	Mr MiCHAEL Draper	
3580/03/001	Mr Michael Hewish	
5716/01/001	Mr Michael O'Brien	

Ref_Number	Name_of_Representor	Company_or_Organisation
5722/01/001	Mr Michael Roberts	
5725/01/001	Mr Michael Smith	
4738/02/001	Mr Michael Wilson	
4738/01/001	Mr Michael Wilson	
5543/01/001	Mr Mick Binge	
2916/01/001	Mr Mike Jackson	
4572/01/001	Mr Mike Penlington	
4522/01/001	Mr Mike Reason	
5712/01/001	Mr Mokhul Hussain	
5726/01/001	Mr Mostafa Uddin	
5732/01/001	Mr N Bristow	
5696/01/001	Mr N K Lee	
4745/01/001	Mr N O'Gorman	
3973/01/001	Mr N Phillips	
4778/01/001	Mr N Reynolds	
5737/01/001	Mr N Shah	
5738/01/001	Mr N Unwins	
3240/01/001	Mr N.K Lee	
5734/01/001	Mr Navin Chandra Patel	
5736/01/001	Mr Neel Shah	
3756/02/001	Mr Neil Stevenson	
4576/01/001	Mr Nick Hampson	
4594/01/001	Mr Nigel Morrison	
2919/01/001	Mr Norman Plymsol	
5739/01/001	Mr O Behcet	
5741/01/001	Mr O Royall	
5740/01/001	Mr Olegas Parmionovas	
5744/01/001	Mr P Boundy	
4742/01/001	Mr P Brudenell	

Ref_Number	Name_of_Representor	Company_or_Organisation
5746/01/001	Mr P Connelly	
5748/01/001	Mr P D Wise	
5947/01/001	Mr P Devereux	
5971/01/001	Mr P E Kingsnorth	
5961/01/001	Mr P F Quickenden	
5747/01/001	Mr P G Curran	
5951/01/001	Mr P J Marshall	
5952/01/001	Mr P J Wick	
6016/01/001	Mr P J Wood	
5957/01/001	Mr P M Rackley	
4739/01/001	Mr P Maillardet	
5958/01/001	Mr P Mitchell	
5959/01/001	Mr P Noeth	
5960/01/001	Mr P Patel	
5964/01/001	Mr P Reynolds	
2347/01/001	Mr P Tarrant	
5967/01/001	Mr P Tracey	
5950/01/001	Mr P W Groom	
5968/01/001	Mr P W Walklate	
5969/01/001	Mr P Weittake	
5965/01/001	Mr Paolo Scialo	
8998/01/001	Mr Paul Duffy	
2052/01/001	Mr Paul Samme	
5742/01/001	Mr Peter Blackburn	
5743/01/001	Mr Peter Bond	
5745/01/001	Mr Peter Brown	
4490/01/001	Mr Peter Digby	
2891/01/001	Mr Peter Flatt	
5949/01/001	Mr Peter Green	

Ref_Number	Name_of_Representor	Company_or_Organisation
8867/01/001	Mr Peter Howard	
4596/01/001	Mr Peter Koster	
5954/01/001	Mr Peter Lang	
5963/01/001	Mr Peter R Foster	
5966/01/001	Mr Peter Smith	
3311/01/001	Mr Peter Tugwell	
5970/01/001	Mr Peter Wren	
5975/01/001	Mr Poel	
5955/01/001	Mr Pravinkumar M Limbani	
5976/01/001	Mr R A Dawes	
5977/01/001	Mr R Asghar	
5978/01/001	Mr R Barker	
0363/02/001	Mr R Barnett	
5980/01/001	Mr R Brislaw	
5983/01/001	Mr R Cox	
4753/01/001	Mr R Cunningham	
2351/01/001	Mr R D Costar	
5985/01/001	Mr R Elliot	
4752/01/001	Mr R Ewen	
5987/01/001	Mr R G Privett	
6061/01/001	Mr R H Balmert	
6065/01/001	Mr R Heavens	
5981/01/001	Mr R J Carter	
6031/01/001	Mr R J Lane	
6071/01/001	Mr R J Smith	
6066/01/001	Mr R L Huxley	
6068/01/001	Mr R Littler	
6072/01/001	Mr R Stanley	
6059/01/001	Mr R Sutton	

Ref_Number	Name_of_Representor	Company_or_Organisation
4764/01/001	Mr R Tew	
4769/01/001	Mr R Thompson	
6074/01/001	Mr R Upton	
6037/01/001	Mr R V Williams	
4606/01/001	Mr Ralph Longhurst	
6017/01/001	Mr Ranjan Shah	
6070/01/001	Mr Ray Parry	
5984/01/001	Mr Raymond E Dunkley	
6180/01/001	Mr Remzi Mehmet	
2917/01/002	Mr Richard Harrington	
4481/01/001	Mr Richard Kempton	
5244/01/001	Mr Richard Milner	
4577/01/001	Mr Richard Nicot	
4475/01/001	Mr Richard Shirley	
4597/01/001	Mr Richard Willis	
9001/01/001	Mr Rob P	
4578/01/001	Mr Robert Knight	
4502/01/001	Mr Robert Layton	
2744/01/001	Mr Robert Preece	
6030/01/001	Mr Ronald Hewitt	
3165/01/001	Mr Rose	
6060/01/001	Mr Roy Voller	
4291/01/001	Mr Rudolph Wattley	
6082/01/001	Mr S Clarke	
5534/01/001	Mr S D Blair	
6084/01/001	Mr S Entwistle	
6085/01/001	Mr S Fox	
6088/01/001	Mr S J Smith	
6092/01/001	Mr S M Salter	

Ref_Number	Name_of_Representor	Company_or_Organisation
6093/01/001	Mr S McCulloch	
6095/01/001	Mr S P Oliveira	
6096/01/001	Mr S Parnaby	
4787/01/001	Mr S Pound	
4076/01/001	Mr S Ratnayake	
6100/01/001	Mr S Reeve	
4762/01/001	Mr S Reynolds	
4736/02/001	Mr S Shanmugam	
4736/01/001	Mr S Shanmugam	
6110/01/001	Mr S Troubridge	
6112/01/001	Mr S Waite	
4785/01/001	Mr S Williams	
2470/01/001	Mr S. J Baldwin	
6083/01/001	Mr Scott Cornish	
6091/01/001	Mr Shaun Kennedy	
6081/01/001	Mr Sherpurley Begum	
4524/01/001	Mr Simon Bird	
2352/02/001	Mr Simon Homes	
6103/01/001	Mr Sivachandrica Swamanthan	
4654/01/001	Mr Smith & Ms Bandry	
4321/01/002	Mr Stanley Fawilson	
6062/01/001	Mr Stefano Fabrizo	
4538/01/001	Mr Stephen Bland	
6033/01/001	Mr Stephen Foster	
4536/01/001	Mr Stephen Fuller	
6433/01/001	Mr Stephen RF Widberg	
6109/01/001	Mr Stephen Thomas	
6089/01/001	Mr Steven Jenkins	
6111/01/001	Mr Steven Voller	

Ref_Number	Name_of_Representor	Company_or_Organisation
4610/01/001	Mr Stewart Jamieson	
2203/01/001	Mr Stewart R Aston	
2202/01/001	Mr Stewart Samme	
4539/01/001	Mr Stuart Hills	
6086/01/001	Mr Stuart Hughes	
6087/01/001	Mr Suad Ibrahim	
6143/01/001	Mr T & V Murphy & Todd	
6115/01/001	Mr T C Walls	
6116/01/001	Mr T Corry	
6118/01/001	Mr T E J Clarke	
6119/01/001	Mr T Fitzgibbon	
6120/01/001	Mr T Fuller	
6149/01/001	Mr T H Skinner	
6148/01/001	Mr T J Rowe	
6035/01/001	Mr T M Winter	
6142/01/001	Mr T McCulloch	
6146/01/001	Mr T Patel	
4755/01/001	Mr T Sherrin	
4493/01/001	Mr Terrence Flynn	
6154/01/001	Mr Terrie Thorpe	
6117/01/001	Mr Thomas Dare	
4295/01/001	Mr Thomas Duddy	
6121/01/001	Mr Thomas Haig	
6128/01/001	Mr Tony Ridley	
6114/01/001	Mr Toufak Ahangan	
2226/01/001	Mr V Coutt	
4649/01/001	Mr W Crawford	
6156/01/001	Mr W J Boatwright	
6159/01/001	Mr W P Crouch	

Ref_Number	Name_of_Representor	Company_or_Organisation
6158/01/001	Mr W R Lucas	
4772/01/001	Mr W Warricker	
4483/01/001	Mr Wayne Brennan	
5612/01/001	Mr Weston-White	
6161/01/001	Mr Wilmsby	
6157/01/001	Mr Winifred Reginald Harrington	
6076/01/001	Mr Y & V Rashore & Shekhart	
6164/01/001	Mr Z Aukati	
6104/01/001	Mrs A Bateman	
4644/01/001	Mrs A Brudenell	
2355/01/001	Mrs A C Kidman	
6172/01/001	Mrs A M Morgan-Rees	
6176/01/001	Mrs A M Porter	
6167/01/001	Mrs A Martin	
4646/01/001	Mrs A Perissinotto	
6141/01/001	Mrs A Phillips	
6178/01/001	Mrs A Slonina	
1723/01/001	Mrs Ann Hatherill	
6129/01/001	Mrs Ann Hewitt	
6168/01/001	Mrs Ann Mayhew	
2356/01/001	Mrs Anne Devereux	
6170/01/001	Mrs Anne E McSweeney	
1730/01/001	Mrs Audrey Smith	
3200/02/001	Mrs B Burkin	
8868/01/001	Mrs B Hsuanes	
2309/01/001	Mrs B Kay	
2354/01/001	Mrs B Page	
4583/01/001	Mrs Barbara Clearey	
6045/01/001	Mrs Beryl Logan	



Ref_Number	Name_of_Representor	Company_or_Organisation
1768/01/001	Mrs Beverley Perkins	
5562/01/001	Mrs Brenda Baker	
6184/01/001	Mrs Brenda Duthie	
1852/01/001	Mrs Brenda Morgan	
6204/01/001	Mrs C A Piper	
6097/01/001	Mrs C Carr	
6205/01/001	Mrs C Clarke	
6036/01/001	Mrs C E Murphy	
6130/01/001	Mrs C Halley	
6206/01/001	Mrs C Hughes	
6202/01/001	Mrs C L Bala	
6207/01/001	Mrs C McCrory	
4652/01/001	Mrs C Mitchell	
6105/01/001	Mrs C P Higgs	
6147/01/001	Mrs C Runnacles	
6208/01/001	Mrs C Smith	
6144/01/001	Mrs Chantelle Hancocks	
1690/02/001	Mrs Christine Clark	
6041/01/001	Mrs Christine McBain	
2881/01/002	Mrs Cordella King	
6046/01/001	Mrs D A Poore	
6209/01/001	Mrs D J Rackley	
6210/01/001	Mrs D Mehmet	
6185/01/001	Mrs Deborah Banjo	
6212/01/001	Mrs E A Blackwell	
6221/01/001	Mrs E Bird	
6214/01/001	Mrs E Bristow	
6216/01/001	Mrs E J Johnny	
6123/01/001	Mrs E J Latham	

Ref_Number	Name_of_Representor	Company_or_Organisation
6217/01/001	Mrs E Proctor	
6213/01/001	Mrs E R Bligh	
6218/01/001	Mrs E Stapley	
6073/01/001	Mrs E V Baldwin	
6220/01/001	Mrs E Westerkamp	
5561/01/001	Mrs Elaine Binge	
6047/01/001	Mrs Elaine Connor	
6219/01/001	Mrs Elizabeth Walklate	
6215/01/001	Mrs Ellen Jarman	
6019/01/001	Mrs Eva Colley	
7478/02/001	Mrs F.J. Cornish	
6075/01/001	Mrs Fiona Daukes	
6222/01/001	Mrs Francis Ibe	
5567/01/001	Mrs Freda Lamb	
6223/01/001	Mrs G C Foster	
6224/01/001	Mrs G D Crouch	
6227/01/001	Mrs G Hewish	
6229/01/001	Mrs G Lombard	
6228/01/001	Mrs G M Jones	
5546/01/001	Mrs G Silk	
6230/01/001	Mrs G Williams	
4590/01/001	Mrs Gillian Smith	
6038/01/001	Mrs Gowan	
6225/01/001	Mrs Grace Everard	
6231/01/001	Mrs H Holnes	
6150/01/001	Mrs I J Row	
6151/01/001	Mrs I L Ware	
6048/01/001	Mrs J A Salmon	
6233/01/001	Mrs J C Blakeq	

Ref_Number	Name_of_Representor	Company_or_Organisation
6375/01/001	Mrs J C Fitt	
5549/01/001	Mrs J Geeson	
5326/01/001	Mrs J Groom	
2236/01/001	Mrs J Hill	
3952/02/001	Mrs J Jeffery-Reynolds	
6240/01/001	Mrs J Lindridge	
6237/01/001	Mrs J M Humphreys	
6241/01/001	Mrs J M Lane	
6242/01/001	Mrs J M Mitchell	
6244/01/001	Mrs J M Quickenden	
5551/01/001	Mrs J Payne	
6245/01/001	Mrs J Radford	
6132/01/001	Mrs J Rogers	
6049/01/001	Mrs J Smart	
6050/01/001	Mrs J Town	
6186/01/001	Mrs J V M Jones	
6247/01/001	Mrs J Warner-Chandler	
6106/01/001	Mrs Jackie Voller	
6078/01/001	Mrs Jane Norman	
2240/02/001	Mrs Janet Atkins	
6232/01/001	Mrs Janet Dekker	
2969/03/002	Mrs Janet Hills	
6305/01/001	Mrs Janet Muffett	
6234/01/001	Mrs Janice C Ellis	
6358/01/001	Mrs Jaqueline Daukes	
6236/01/001	Mrs Jayne Dimmock	
6020/01/001	Mrs Jean Lambert	
2921/01/001	Mrs Joan Motts	
6246/01/001	Mrs Joan Terry	

Ref_Number	Name_of_Representor	Company_or_Organisation
6239/01/001	Mrs Joyce Lewer	
2028/01/001	Mrs June Thorpe	
6051/01/001	Mrs K J Cox	
4777/01/001	Mrs K Shepherd	
6039/01/001	Mrs K T Redford	
2233/01/001	Mrs Karen Swain	
6249/01/001	Mrs Karen Wren	
6022/01/001	Mrs Karin Pomper	
6248/01/001	Mrs Kathleen Draper	
4558/01/001	Mrs Kim Rodgers	
6250/01/001	Mrs L E Jones	
4325/01/002	Mrs Lewzey	
6153/01/001	Mrs Lisa Byrne	
6251/01/001	Mrs M Barker	
6102/01/001	Mrs M Clements	
2245/02/001	Mrs M Cole	
6131/01/001	Mrs M F Walls	
6261/01/001	Mrs M F Ziolek	
6139/01/001	Mrs M Farrow	
6254/01/001	Mrs M Fosbrook	
6252/01/001	Mrs M G Dermer	
6024/01/001	Mrs M Herbert	
6025/01/001	Mrs M James	
6160/01/001	Mrs M K Quick	
6256/01/001	Mrs M Nelli	
6258/01/001	Mrs M R Griffith	
5451/01/001	Mrs M Robson	
6134/01/001	Mrs M Stuchbery	
6260/01/001	Mrs M Tucker	

Ref_Number	Name_of_Representor	Company_or_Organisation
2676/01/001	Mrs M Walsh	
6257/01/001	Mrs Margaret Preece	
6052/01/001	Mrs Marion Lang	
6253/01/001	Mrs Mary Derouet	
6255/01/001	Mrs Maureen Hunt	
2307/01/001	Mrs Maureen Wood	
6263/01/001	Mrs N McCarthy	
6264/01/001	Mrs Niven	
2037/01/001	Mrs Norma	
6266/01/001	Mrs P A Waight	
6269/01/001	Mrs P Boulter	
6267/01/001	Mrs P D Bodemeaid	
6273/01/001	Mrs P E Patterson	
6098/01/001	Mrs P Howell	
6276/01/001	Mrs P J Barnes	
6133/01/001	Mrs P Kingsworth	
5956/01/001	Mrs P Luly	
6080/01/001	Mrs P Marsh	
6277/01/001	Mrs P Shepherd	
6278/01/001	Mrs P Skinner	
6280/01/001	Mrs Patel	
6271/01/001	Mrs Paulette Deroche	
2034/01/001	Mrs P-E Farrow	
6281/01/001	Mrs R A Davis	
4598/01/001	Mrs R A Fish	
6284/01/001	Mrs R Lynton	
3205/02/001	Mrs R Merson	
3310/01/001	Mrs R Oliviera	
2306/01/001	Mrs Rebecca Palmer	

Ref_Number	Name_of_Representor	Company_or_Organisation
6282/01/001	Mrs Rita Goodfellow	
6279/01/001	Mrs Rosemary Edgar	
6283/01/001	Mrs Rosemary Rabin	
6259/01/001	Mrs Ruth Wright	
6287/01/001	Mrs S Brown	
6291/01/001	Mrs S F Brown	
6293/01/001	Mrs S Fox	
6162/01/001	Mrs S Holliman	
6285/01/001	Mrs S Kajdi	
5560/01/001	Mrs S M Howard	
6262/01/001	Mrs S M Oliver	
6296/01/001	Mrs S Maleros	
6298/01/001	Mrs S Marchbank	
6300/01/001	Mrs S McGibbon	
2210/01/001	Mrs S Miller	
6289/01/001	Mrs S P Button	
6304/01/001	Mrs S Postans	
6286/01/001	Mrs S Stoten	
6288/01/001	Mrs S Uwins	
3035/01/002	Mrs Sally Jones	
3030/01/001	Mrs Sonia Jacobs	
4766/01/001	Mrs Sukul-Lennard	
2044/01/001	Mrs Susan Hunt	
4607/01/001	Mrs Susan Morris	
2235/01/001	Mrs T Devine	
6308/01/001	Mrs T K Carter	
6265/01/001	Mrs T L Jackson	
4604/01/001	Mrs Theresa Cooper	
2206/01/001	Mrs Thomas	

Ref_Number	Name_of_Representor	Company_or_Organisation
2229/02/001	Mrs Tracey L Homes	
6183/01/001	Mrs V Atkins	
6311/01/001	Mrs V Cameron	
6040/01/001	Mrs V Hamilton	
6199/01/001	Mrs V Mitchell	
4780/01/001	Mrs V Paterson	
6313/01/001	Mrs Valerie Ellis	
6290/01/001	Mrs Valerie Wren	
6315/01/001	Mrs Vera Moorman	
4581/01/001	Mrs Wendy Miller	
6318/01/001	Mrs Wendy Mulcaster	
4786/01/001	Mrs Williams	
6026/01/001	Mrs Winifred Walton	
6136/01/001	Mrs Y Stotter	
3863/01/001	Mrs Yvonne Burr	
6320/01/001	Ms & Ms Janice & Jean Green	
6326/01/001	Ms A Juror	
4647/01/001	Ms A Potts	
6327/01/001	Ms Amy Mitchell	
6329/01/001	Ms Ana Westcott	
6328/01/001	Ms Angela Wainsborough	
2311/01/001	Ms Ann Brazier	
6323/01/001	Ms Audrey E Hays	
4650/01/001	Ms B Stammers	
6333/01/001	Ms B Walta	
6336/01/001	Ms C Farquhar	
6334/01/001	Ms Caterina Bernardini	
6340/01/001	Ms Claire Ridley	
4751/01/001	Ms D Allen	

Ref_Number	Name_of_Representor	Company_or_Organisation
4717/01/001	Ms D Sealey	
4789/01/001	Ms D Taylor	
2910/01/001	Ms Debbie Butler	
6343/01/001	Ms Deborah Xiaris	
6345/01/001	Ms Diane Brooks	
6341/01/001	Ms Dianne Sheen	
6348/01/001	Ms E E Jones	
3899/01/001	Ms E Rudduck	
6353/01/001	Ms E Wren	
6352/01/001	Ms Elaine Wilson	
6351/01/001	Ms Elizabeth Kennedy	
6354/01/001	Ms Fay Aukati	
6365/01/001	Ms G Fiteni	
3536/01/002	Ms H Conquy	
4724/01/001	Ms H Mitchell	
1818/01/001	Ms Hazel Jordan	
6372/01/001	Ms I Southdaus	
6370/01/001	Ms Indira Patel	
4730/01/001	Ms J Avery	
4804/02/001	Ms J Lloyd	
4773/01/001	Ms J Westbrook	
6380/01/001	Ms Jacqueline Joyce	
2499/01/001	Ms Jean I. Jennings	
6377/01/001	Ms Joanne Davis	
5311/01/001	Ms K Mitchell	
4519/01/001	Ms Lyn Devine	
3866/02/001	Ms M Gibson	
4749/01/001	Ms M Riley	
4770/01/001	Ms M Walkley	



Ref_Number	Name_of_Representor	Company_or_Organisation
6390/01/001	Ms Marcia Lawrence-Howard	
6387/01/001	Ms Margaret Lynne Jones	
6342/01/001	Ms Marian Jones	
6391/01/001	Ms Mary Totterdell	
6401/01/001	Ms Nera A Huntley	
3979/02/001	Ms Olive Anne Bowyer	
6394/01/001	Ms P Moeckli	
2890/01/002	Ms Rosina Jones	
6398/01/001	Ms S & T Payne & Logan	
4760/01/001	Ms S Al-Ani	
3307/01/001	Ms S Beer	
3978/02/001	Ms S Ikpa	
3399/01/001	Ms S Knight	
4761/01/001	Ms S Reynolds	
4768/01/001	Ms S Roberts	
6395/01/001	Ms Sally Anderson	
6396/01/001	Ms Sarah Green	
6421/01/001	Ms Sharon Sevaby	
2310/01/001	Ms Susan A Costar	
6445/01/001	Ms Urvasa Doshi	
4743/01/001	Ms V Kleckova	
4758/01/001	Ms Y Browne	
2134/01/001	N Mayne	
6389/01/001	Navenka Ross	
4523/01/001	Nicola Turk	
6268/01/001	Ning Singh	
5238/01/001	Norma Bond	
2119/01/001	Oliver & Amanda Lewin	
2143/01/001	P & B Beroff	

Ref_Number	Name_of_Representor	Company_or_Organisation
8988/01/001	P Dennis	
6173/01/001	P Digby	
3335/01/001	P Gathercole	
6403/01/001	P Heather	
2104/01/001	P Wischtime	
2138/01/001	P. A Dalton	
2113/01/001	P. A. L Tiran	
8869/01/001	PA, NA, M Miller & Nasri	
4477/01/001	Pam Zanelli	
6179/01/001	Pat Seymour	
6360/01/001	Patricia Coe	
2145/01/001	Paul Vernon & Natalie Payne	
6182/01/001	Pauline Tate	
2125/01/001	Peter Kelly	
8997/01/001	Pipsy Duffy	
6427/01/001	R A & S Worthy	
6043/01/002	R M Butcher	
6349/01/001	R Northwood	
6404/01/001	R R & N W Stevens	
2130/01/001	R. J Harris	
2136/01/001	R. W. Taylor	
6309/01/001	Rachael Anderson	
6384/01/001	Rachel Thomas	
6386/01/001	Rebecca & Harvey O'Neal	
8877/01/001	Rebecca Craven	
6373/01/001	Rebecca Haig	
6347/01/001	Rebecca Kelly	
6099/01/001	Robina Hasan	
6364/01/001	Robyn White	

Ref_Number	Name_of_Representor	Company_or_Organisation
4438/01/001	Roda Caroll	
5566/01/001	Rosanne Hammond	
6366/01/001	S D Odell	
6367/01/001	S M Westcott	
6431/01/001	S Manlessfield	
6439/01/001	S, J & M Foley	
6424/01/001	S, T, T & D Ologbenla	
6034/01/001	SA Harris	
2076/03/001	Sally Knowler	
2159/01/001	Sam Kite	
6270/01/001	Sara Wardle	
4470/01/001	Sarah Belaon	
5445/01/001	Sarah Belaon	
6381/01/001	Sarah Haig	
2045/01/001	Sarah Papas	
4427/01/001	Sarah Roberts	
6032/01/001	Sattee Ashby	
6127/01/001	Shelly T Thomas	
2392/01/001	Shirley P Trimmer	
5297/01/001	Shui & Kam Lai & Chuen	
4609/01/001	Sima Acharya	
2234/01/001	Sonia Jade	
6057/01/001	Stephanie Moore	
2067/01/001	Stephen Baker	
2442/01/001	Stuart & Vicky Ford	
6383/01/001	Susan Haig	
2105/01/001	Susan Lidgley	
6350/01/001	Susan Norman	
6028/01/001	Susan Sellwood	

Ref_Number	Name_of_Representor	Company_or_Organisation
3380/02/001	Sylvia Dibbs	
6113/01/001	T & C Myint	
6436/01/001	T & S Breen	
5588/01/001	T Bradbury	
6064/01/001	T Culmar	
6274/01/001	T S Sekhon	
4611/01/001	Tessa McLean	
4765/01/001	The Cooper Family	
4776/01/001	The Corry Family	
4595/01/001	The Curran Family	
4645/01/001	The Curtis Family	
4784/01/001	The Emin Family	
4767/01/001	The Manuel Family	
6392/01/001	The Occupier Of	
4473/01/001	Tracey Cox	
2038/01/001	Tracey Greenwood	
4478/01/001	Tracey North	
4471/01/001	Tracey Willis	
6363/01/001	Tracy Elliott	
6437/01/001	TS Sekkon	
6044/01/001	V Skinner	
2039/01/001	Valerie Bradbury	
6029/01/001	Veronica Marnell	
5447/01/001	Vicki Stevens	
4439/01/001	Victoria Fisher	
8870/01/001	Vilma Hawkins	
2437/01/001	Vivienne Brown	
6018/01/001	VS Chapman	
6379/01/001	W Godfrey	

Ref_Number	Name_of_Representor	Company_or_Organisation
6275/01/001	W P Carter	
6069/01/001	W R Waite	
6101/01/001	Wendy Goppy	
4582/01/001	Wendy Williamson	
2440/01/001	Wendy, Simopn & Mark Dickins	
6272/01/001	Yvonne Gaspard	
6058/01/001	Yvonne Marchant	
6310/01/001	Zussana Begum	

Ref\_Number

Name\_of\_Representor

Company\_or\_Organisation

**\_Standard rep 5**

4220/01/001	Tharwood	
1766/01/001	Adam James	
1718/01/001	Angela Harrison	
1721/02/001	Angela Shaw	Croham Valley Residents Association
8814/01/001	Barbara V	
2737/01/002	C Banks	
1928/01/001	Crispin Williams	
4181/01/001	D Taylor	
1880/01/001	David Coups	
3315/01/001	Dawn Rose	
4688/01/001	Dawn Rose	
4685/01/001	Dr Christina Uwins	
3889/01/001	Dr Rahat Ahmad	
8048/01/001	Dr Ruth Clery	
8052/01/001	Dr Talal Alchikhali	
6848/01/001	Emily Howard	
1934/01/001	Emma Lavin	
6846/01/001	Faye Starr	
1936/01/001	Fiona Ledger	
1801/01/001	Geoff & Margaret Forsdyke	
1937/01/001	Georgie Hay	
4194/01/001	Hilary Swan	
1828/01/001	Jennifer Hierons	
2815/01/001	John O'Neill	
8042/01/001	K, W The Field Family	
2218/01/001	Karin Aston	
9023/01/001	Kelly Wallis	

Ref_Number	Name_of_Representor	Company_or_Organisation
2110/01/001	L Chapman	
2303/01/001	Linda Morris	
2832/01/001	Manoj Jain	
3818/02/001	Margaret Rick	
2821/02/001	Michael Cubitt	
8056/01/001	Miss Amy Pocock	
8054/01/001	Miss Emily Pocock	
8055/01/001	Miss Heidi Ellis	
8058/01/001	Miss Sheinaz Panjuiani	
8207/01/001	Mr & Dr Osa & Lydia Obasuyi & Osei-Boateng	
2419/01/001	Mr & Mrs A.S & H.K Viridi	
8064/01/001	Mr & Mrs Andrew & Catherine Firth	
8084/01/001	Mr & Mrs Ash & Kate Woodham	
8076/01/001	Mr & Mrs B J Wakeling	
3775/01/002	Mr & Mrs Barnes	
2447/02/002	Mr & Mrs Halfyard	
8061/01/001	Mr & Mrs J Barltrop	
2395/02/001	Mr & Mrs JH & JE Whitman	
8069/01/001	Mr & Mrs John Wingrove	
4243/01/001	Mr & Mrs Jones	
8093/01/001	Mr & Mrs K Purl	
8067/01/001	Mr & Mrs M Gosling	
8073/01/001	Mr & Mrs P Dixon	
8075/01/001	Mr & Mrs Pieu Shrapnell	
8071/01/001	Mr & Mrs Roshan & Mahmood Khan	
8080/01/001	Mr & Mrs Stephen & Janet Williams	
8209/01/001	Mr & Ms B G & Lyn Orford & Sexton	
8329/01/001	Mr & Ms Colin & Jacqui James & Maxwell	
8228/01/001	Mr & Ms Richard & Beata Streeter & Kaminski	

Ref_Number	Name_of_Representor	Company_or_Organisation
8085/01/001	Mr A J Crispin	
8086/01/001	Mr A S Locke	
8090/01/001	Mr Alan Alfred Rowe	
8087/01/001	Mr Alasdair Macleod	
2593/01/001	Mr B K Gibbs	
3888/01/001	Mr C Bridges	
4263/01/001	Mr C Heaton	
8098/01/001	Mr C J Lawrey	
8100/01/001	Mr C Leggatt	
2719/01/007	Mr Chris Hutchinson	Royal Russell School
4236/01/001	Mr Christopher Swan	
4176/01/002	Mr D Staples	
4686/01/001	Mr Darren Eade	
8105/01/001	Mr David Aston	
3783/01/002	Mr David Stanhope	
8110/01/001	Mr David Stride	
8108/01/001	Mr Denislava Radeva	
8107/01/001	Mr Desmond D'Souza	
8112/01/001	Mr E E Adams	
8117/01/001	Mr E Glynn	
8120/01/001	Mr E Lawrey	
8114/01/001	Mr Edward Adams	
8121/01/001	Mr H Stride	
3495/02/001	Mr Ian Harris	
8129/01/001	Mr J Davies	
8134/01/001	Mr J Hayward	
4204/01/002	Mr J Herring	
8135/01/001	Mr J Jones	
8137/01/001	Mr J Lalande	



Ref_Number	Name_of_Representor	Company_or_Organisation
8141/01/001	Mr J Samtry	
8144/01/001	Mr J Stride	
6869/02/001	mr Jack Stone	
8131/01/001	Mr John Foley	
8133/01/001	Mr John Greengrass	
8139/01/001	Mr John Pocock	
8130/01/001	Mr John R Eagles	
8147/01/001	Mr Justin	
8148/01/001	Mr K Henderson	
8150/01/001	Mr K Newt	
8151/01/001	Mr Kevin Wallis	
4310/01/001	Mr L Jeffreys	
8152/01/001	Mr L M Jones	
8154/01/001	Mr Lee Rhodes	
8157/01/001	Mr M A Jones	
8164/01/001	Mr M Barnes	
8166/01/001	Mr M Fitzgerald	
4318/01/001	Mr M Gooch	
8185/01/001	Mr M S Christodoulides	
4691/01/001	Mr Malcom Twite	
8182/01/001	Mr Marcos Palomares-Conde	
8159/01/001	Mr Marcus Alcindor	
8169/01/001	Mr Mark Howard	
4692/01/001	Mr Martin Best	
6692/02/001	Mr Martin Stone	
8179/01/001	Mr Michael J O'Connor	
8177/01/001	Mr Michael Loizou	
8181/01/001	Mr Michael Osborn	
8188/01/001	Mr Michael Soya-Bongay	

Ref_Number	Name_of_Representor	Company_or_Organisation
8175/01/001	Mr Mos Loizou	
8202/01/001	Mr N P Stride	
8198/01/001	Mr Nelson Barros	
4699/01/001	Mr Nicholas Bonneywell	
8205/01/001	Mr Nick Gill	
8200/01/001	Mr Nigel Biggs	
8332/01/001	Mr Niteen Sharma	
8212/01/001	Mr P A Patel	
8211/01/001	Mr P McPherson	
2059/01/001	Mr Paul Doherty	
4130/01/002	Mr Peter Merry	
2877/04/001	Mr Prasad Deshpande	
4339/01/001	Mr R Indheuser	
8230/01/001	Mr R M Whickman	
8213/01/001	Mr Ramesh Desai	
8216/01/001	Mr Robert Salmond	
8239/01/001	Mr S R Lippit	
3886/01/002	Mr Sailesh Shah	
8233/01/001	Mr Sebastian Biju	
8241/01/001	Mr Seravanakumar Subramaniam	
8244/01/001	Mr Shaheen	
8242/01/001	Mr Shivkumar Zarbade	
8236/01/001	Mr Stephen Potter	
8231/01/001	Mr Subrata Banerjee	
8095/01/001	Mr V Bennett-Dive	
8249/01/001	Mr W Hickey	
0461/01/001	Mr Warwick Reynolds	Surrey Badger Protection Society
8247/01/001	Mr William Glassborow	
8255/01/001	Mrs Amanda Loizou	

Ref_Number	Name_of_Representor	Company_or_Organisation
7476/02/001	Mrs Barbara Tannion	
8258/01/001	Mrs Danielle Exall	
8262/01/001	Mrs E Tucker	
8260/01/001	Mrs Esra Frankcom	
8264/01/001	Mrs G H Connor	
8267/01/001	Mrs K L Estick	
7465/02/001	Mrs K.J. Brooks	
4693/01/001	Mrs Milena Grimshaw	
8270/01/001	Mrs Mona Sharma	
8272/01/001	Mrs Nazire Halil	
8274/01/001	Mrs Nicola Pocock	
8276/01/001	Mrs P Taylor	
4694/01/001	Mrs Patricia Churchman	
8280/01/001	Mrs Titia Lewer	
8281/01/001	Ms Anna L Stone	
8282/01/001	Ms Carol Cairns	
8284/01/001	Ms Carol Greengrass	
8285/01/001	Ms Charlotte Raison	
8283/01/001	Ms Ciara Campbell	
8294/01/001	Ms Cillian Biju	
8292/01/001	Ms E. Isabele Goodall	
2582/01/001	Ms Ellie London	
8298/01/001	Ms Geraldine Martin	
8300/01/001	Ms Gloria Readings	
8301/01/001	Ms Helen Ayton	
8306/01/001	Ms Jacqueline Ann Rowe	
8304/01/001	Ms Jessica Rick	
2551/01/001	Ms Josslynn Wilkins	
8303/01/001	Ms Joyce Dean	

Ref_Number	Name_of_Representor	Company_or_Organisation
8308/01/001	Ms Judy Wallis	
8309/01/001	Ms Kim Beeney	
8310/01/001	Ms Kim Wakely	
5259/02/001	Ms Laura Lloyd	
8312/01/001	Ms Lena Ahad	
8316/01/001	Ms Lisa Willis	Café Lloyd
8318/01/001	Ms Lisa Woolfe	
8324/01/001	Ms Margaret Grogan	
8321/01/001	Ms Maria D'Souza	
8320/01/001	Ms Marilyn Dennison	
8351/01/001	Ms Marina Soya-Bongay	
8327/01/001	Ms Megan Roberts	
8326/01/001	Ms Michele L Stone	
8336/01/001	Ms Patricia Blyehton	
8338/01/001	Ms Pauline A Crowe	
8340/01/001	Ms Pauline Macleod	
4011/02/001	Ms Rashmi Patel	
8343/01/001	Ms Rosemary Cadeux	
8350/01/001	Ms Sarah Lawrey	
8346/01/001	Ms Vivianne Thompson	
2050/01/001	Nicole Beling	
2116/01/001	Patrick Gilbride	
2146/01/001	Paul Exall	
6842/01/001	S Cain	
8348/01/001	S M Lambert	
3939/01/001	Seema Jain	
8269/01/001	Sevgul Nyazi	

Ref\_Number

Name\_of\_Representor

Company\_or\_Organisation

**\_Standard rep 5-A**

1702/01/001	A A and V N Fitch	
1946/01/001	Alan Quinlan	
1711/01/001	Alan Wilson	
1760/01/001	Alexandra Spurling	
1763/01/001	Ali Ball	
1765/01/001	Alison Worwood	
1770/01/001	Allison Allen	
1721/04/001	Angela Shaw	Croham Valley Residents Association
1825/01/001	Anthony Else	
1849/01/001	Barry Robinson	
4162/01/001	Becky Swan	
1740/01/001	Beryl and Melvyn Morgan	
1772/01/001	Bryn Taylor	
1746/01/001	C Drennan	
1874/01/001	C Skinner	
1878/01/001	Camilla Scarisbrick	
1804/01/001	Carolyn Bond	
1774/01/001	Cathie Camp	
1773/01/001	Chantel and Timothy Payne	
1901/01/001	D. R. Gladwell	
1884/03/001	David Keen	
2157/01/001	David Wilkinson	
1889/01/001	Deborah Rastall	
1948/01/001	Denise Quinlan	
8352/01/001	Dr Ashok Raj	
1776/01/001	Dr Christina Unwins	
4813/01/001	Dr M Opel	

Ref_Number	Name_of_Representor	Company_or_Organisation
8353/01/001	Dr Michelle Dobbie	
4841/01/001	Dr Y Athapattu	
1988/01/001	E Ramadan	
1814/01/001	Elizabeth Yard	
1966/01/001	Eric Young	
1803/01/001	George Linford	
2160/02/001	Glen Print	
1822/01/001	Ian Cullingford	
2001/01/002	J Thompson	
2019/01/001	J. J Rutter	
2194/01/001	JW Robb	
2375/01/001	L Warwick	
4048/02/002	Lise Land	
6696/02/001	M Lai	
2381/01/001	M Strong	
8354/01/001	Maria & Neculai Otteara	
8357/01/001	Miss Delia Perrigo	
2526/02/001	Miss Mary McDonnell	
8359/01/001	Miss Nicole Dagnell	
8425/01/001	Mr & Mrs A J Strineer	
8427/01/001	Mr & Mrs A Knight	
7940/02/001	Mr & Mrs Aaron & Laurel Hobbs	
8370/01/001	Mr & Mrs B W & G A Burman	
3835/02/002	Mr & Mrs Brymer	
4795/01/001	Mr & Mrs Brymer	
7927/02/001	Mr & Mrs C McDermott	
8393/01/001	Mr & Mrs Christopher N & Tracey J Pooley	
8405/01/001	Mr & Mrs Colin & Jean Smith	
8376/01/001	Mr & Mrs D Bridge	

Ref_Number	Name_of_Representor	Company_or_Organisation
8368/01/001	Mr & Mrs D K & J L Brigden	
4814/01/001	Mr & Mrs Daniel	
8364/01/001	Mr & Mrs David & Audrey Banks	
8431/01/001	Mr & Mrs David & Joy Gadd	
8429/01/001	Mr & Mrs Divers	
8462/01/001	Mr & Mrs E & P Leo & Reeves	
8379/01/001	Mr & Mrs E & RM Rosier	
2429/03/001	Mr & Mrs E Abdul-Nabi	
8406/01/001	Mr & Mrs E Stiff	
8378/01/001	Mr & Mrs Edwin Hall	
8377/01/001	Mr & Mrs Eugene & Angela Du Toit	
8410/01/001	Mr & Mrs F White	
4821/01/001	Mr & Mrs Farnell	
4822/01/001	Mr & Mrs Foster	
4810/01/001	Mr & Mrs Francis	
8382/01/001	Mr & Mrs G & EP Hopson	
8385/01/001	Mr & Mrs Gill & Simone Hutton	
8374/01/001	Mr & Mrs H Coppard	
4844/01/001	Mr & Mrs Hanley	
2108/01/001	Mr & Mrs Hyland	
8363/01/001	Mr & Mrs I & S Aspland	
8403/01/001	Mr & Mrs J D Beckett	
8409/01/001	Mr & Mrs J R Walkley	
8401/01/001	Mr & Mrs J Rayner	
4818/01/001	Mr & Mrs James	
8389/01/001	Mr & Mrs James & Marianne Mann	
8362/01/001	Mr & Mrs Joe & Deborah Adams	
8383/01/001	Mr & Mrs John & Anne Howes	Cervantes
8381/01/001	Mr & Mrs John & Pat Hobern	

Ref_Number	Name_of_Representor	Company_or_Organisation
8386/01/001	Mr & Mrs K Rhodes	
4832/01/001	Mr & Mrs King	
8387/01/001	Mr & Mrs Lilly	
8366/01/001	Mr & Mrs LM & CJ Bennett	
8505/01/001	Mr & Mrs Luca & Teresa Marino	
8388/01/001	Mr & Mrs Martin J Nighy	Croham Hurst Golf Club
8391/01/001	Mr & Mrs Michael & Hazel McDermott	
8516/01/001	Mr & Mrs Muhammed & Arjumand Shabeer	
8408/01/001	Mr & Mrs N J & E R Vigor	
8373/01/001	Mr & Mrs Neil & Helen Copeland	
8404/01/001	Mr & Mrs Nitin & Minal Sambre	
8371/01/001	Mr & Mrs P & Karen Carroll	
8380/01/001	Mr & Mrs Peter & Mary Hassard	
8384/01/001	Mr & Mrs Richard & Laura Hunter	
8407/01/001	Mr & Mrs RJ & PV Stockwell	
8390/01/001	Mr & Mrs Roger & Susan Millward	
8375/01/001	Mr & Mrs Roland & Brenda Cresswell	
6605/02/001	Mr & Mrs S Lodge	
8570/01/001	Mr & Mrs Sidney & Gillian Rutter	
8611/01/001	Mr & Mrs Stanislaw & Danuta Gonek	
8392/01/001	Mr & Mrs T Nash	
8492/01/001	Mr & Mrs Timothy & Julie Johncock	
8402/01/001	Mr & Mrs W M Redmond	
4825/01/001	Mr & Mrs Whittle	
8601/01/001	Mr & Mrs Wilkinson	
8372/01/001	Mr & Mrs William & Jeannette Clarke	
4253/01/003	Mr & Mrs Wragg	
8356/01/001	Mr & Ms Mike & Renate Fogarty	
6585/02/001	Mr & Mrs F. Belhassine	



Ref_Number	Name_of_Representor	Company_or_Organisation
4165/01/002	Mr A Kohli	
8412/01/001	Mr A P Coleman	
8421/01/001	Mr A Parker	
8423/01/001	Mr A Stocks	
8411/01/001	Mr Adam Bye	
1920/02/001	Mr and Mrs Andrew and Kim Hack	
8419/01/001	Mr Andrew Masini	
8417/01/001	Mr Anil K Lakhani	
8414/01/001	Mr Anthony Gambrell	
8607/01/001	Mr B A Smith	
2718/02/001	Mr B Brooks	
8435/01/001	Mr B Chatwal	
8438/01/001	Mr B M Stephenson	
8434/01/001	Mr B S Barrett	
8437/01/001	Mr Bhupendra Patel	
8433/01/001	Mr Brian Baker	
8436/01/001	Mr Bruce Jupp	
8441/01/001	Mr C Cooper	
8442/01/001	Mr C Corby	
8440/01/001	Mr C J Burt	
8444/01/001	Mr C J Moore	
8445/01/001	Mr C N Smith	
8446/01/001	Mr C Wakeling	
8443/01/001	Mr Clifton Goode	
8439/01/001	Mr Colin Bristow	
8448/01/001	Mr D Geary	
8449/01/001	Mr D H Harford	
8452/01/001	Mr D Shah	
8451/01/001	Mr D.J. Lawrey	

Ref_Number	Name_of_Representor	Company_or_Organisation
8456/01/001	Mr Daniel Wiggs	
8453/01/001	Mr Darren Ward	
3781/01/002	Mr Dave Dadds	
8447/01/001	Mr David Cruickshank	
8450/01/001	Mr david Jupp	
8454/01/001	Mr David Ward	
8455/01/001	Mr David White	
8457/01/001	Mr E Atkinson	
8459/01/001	Mr E James	
8458/01/001	Mr Edward Charvet	
3462/01/001	Mr F Wansel	
8460/01/001	Mr F.R. Dagnell	
8461/01/001	Mr Frances Popplewell	
8463/01/001	Mr G B Ley	
4843/01/001	Mr G Collins	
8468/01/001	Mr G E Thompson	
8465/01/001	Mr G Peck	
4805/01/001	Mr G Wright	
8466/01/001	Mr Geoffrey Rowan Pennells	
8464/01/001	Mr George Haworth	
4790/01/001	Mr Gill Hutton	
8467/01/001	Mr Giovanni Schifano	
2594/01/001	Mr Graham P Love	
8470/01/001	Mr Grierson	
4793/01/001	Mr H Hansford	
4802/01/001	Mr J Else	
8473/01/001	Mr J Favre	
8475/01/001	Mr J G Pettener	
8476/01/001	Mr J H Gaines	

Ref_Number	Name_of_Representor	Company_or_Organisation
4794/01/001	Mr J Hutton	
8479/01/001	Mr J M Richer	
3709/02/001	Mr J Patel	
8483/01/001	Mr J R Waller	
4801/01/001	Mr J Renshaw	
4803/01/001	Mr J Sephton	
4214/02/001	Mr J Turvey	
8478/01/001	Mr Jeremy Gill	
4798/01/001	Mr Ji Kyung Yang	
8471/01/001	Mr Joseph Colin O'Shea	
8497/01/001	Mr K Smith	
8498/01/001	Mr K Wally	
4677/02/002	Mr Ketan Patel	
8493/01/001	Mr Kiran Lakhini	
8506/01/001	Mr L McIntosh	Croham Hurst
8509/01/001	Mr L Moore	
8513/01/001	Mr L Olliff	
8514/01/001	Mr Laurie Underwood	
2187/01/001	Mr LM Guelless	
4817/01/001	Mr M Camp	
4811/01/001	Mr M Muscat	
4816/01/001	Mr M Turner	
4815/01/001	Mr M Ware	
8355/01/001	Mr Mark Waneling	
3269/01/002	Mr Matthew Searles	
2929/01/001	Mr Michael Bentley	
2557/01/001	Mr Michael J Barbour	
8518/01/001	Mr Michael O'Brien Kenney	
8520/01/001	Mr Michael Ulicht	

Ref_Number	Name_of_Representor	Company_or_Organisation
8521/01/001	Mr N Miller	
8522/01/001	Mr N Narouz	
4320/02/001	Mr N Turnbull	
4320/03/003	Mr N Turnbull	
4820/01/001	Mr O Akadiri	
8523/01/001	Mr O E Higgins	
8526/01/001	Mr P Comber	
8534/01/001	Mr P F Forkard	
8530/01/001	Mr P Goodwin	
8531/01/001	Mr P J McCombie	
8533/01/001	Mr P Jones	
4831/01/001	Mr P Knight	
4834/01/001	Mr P Lukacs	
4827/01/001	Mr P Newcomb	
4823/01/001	Mr P Patel	
4837/02/001	Mr P Pearson	
4837/01/001	Mr P Pearson	
8541/01/001	Mr P Scott	
4791/01/001	Mr P Thakkar	
8543/01/001	Mr P W Hopson	
3112/03/001	Mr Paras Shah	
8527/01/001	Mr Paul Cordingley	
2184/01/001	Mr Pete Fegredo	
2053/01/001	Mr Peter Bailey	
2486/02/001	Mr Peter Bennett	Harpers Mill
8524/01/001	Mr Peter Boulton	
8542/01/001	Mr Peter Sheffield	
8537/01/001	Mr Philip Langsdale	
8525/01/001	Mr Phillip Caterer-Stentiford	

Ref_Number	Name_of_Representor	Company_or_Organisation
2888/02/001	Mr Phillip Moore	
8540/01/001	Mr Preeti Robinson	
8545/01/001	Mr R Chaney	
4830/01/001	Mr R Cripps	
8546/01/001	Mr R D Phillips	
8547/01/001	Mr R D Shield	
8548/01/001	Mr R Lucia	
8549/01/001	Mr R Norris	
8551/01/001	Mr R T Orchard	
8552/01/001	Mr R Timms	
7458/02/001	Mr R. Cheetham	
2058/01/001	Mr Raymond Vella	
8544/01/001	Mr Richard Beagley	
8550/01/001	Mr Richard H Snelling	
2217/01/001	Mr Robert Haddad	
8554/01/001	Mr Robert Ward	
8553/01/001	Mr Roger W Haworth	
4819/01/001	Mr S Daby	
4828/01/001	Mr S Dagnell	
8572/01/001	Mr S E Rupan	
4836/01/001	Mr S Karim	
4835/01/001	Mr S Maskell	
8586/01/001	Mr S R Blanshard	
8587/01/001	Mr S Ragunathan	
3886/01/003	Mr Sailesh Shah	
8567/01/001	Mr Satish Tiwani	
2043/01/001	Mr Stephen Griesel	
8573/01/001	Mr Stephen Harris	
8583/01/001	Mr Stephen Lancaster	

Ref_Number	Name_of_Representor	Company_or_Organisation
8644/01/001	Mr Sunil Lakhani	
4838/01/001	Mr T Allen	
4846/01/001	Mr T Stranack	
8593/01/001	Mr Th Schroder	
8599/01/001	Mr Thomas Simpson	
8598/01/001	Mr Tim Robinson	
8595/01/001	Mr Trang Mai Luong NG	
8600/01/001	Mr William Pennells	
8602/01/001	Mr Zahra Stone	
8578/01/001	Mrs A L Peck	
8605/01/001	Mrs A Mallon	
2228/01/001	Mrs A Rose	
8606/01/001	Mrs A Wakeling	
8603/01/001	Mrs Alison Cruickshank	
1724/01/001	Mrs Ann Rathwell	
8604/01/001	Mrs Anne Elizabeth Reeves	
8608/01/001	Mrs Beryl Hall	
8609/01/001	Mrs D Lowe	
8610/01/001	Mrs D Sines	
8612/01/001	Mrs D T Townsend	
8613/01/001	Mrs E A White	The Orchard
8614/01/001	Mrs E King	
8615/01/001	Mrs G Costello	
1810/01/001	Mrs Gillian Cripps	
8618/01/001	Mrs I Berryman	
8616/01/001	Mrs Isabel Viswam-Bam	
8619/01/001	Mrs J Chapman	
8627/01/001	Mrs J E Burgess	
2033/01/001	Mrs J Gomez	

Ref_Number	Name_of_Representor	Company_or_Organisation
8633/01/001	Mrs J Shine	
2907/02/001	Mrs J Wilson	
8699/01/001	Mrs Jill E Gunn	
8622/01/001	Mrs Joyce Dodgson	
2029/01/001	Mrs Julia Bailey	
8635/01/001	Mrs K Lucia	
8638/01/001	Mrs K Sham	
8660/01/001	Mrs M Butler	Farmways
4829/02/001	Mrs M Dagnell	
4829/01/001	Mrs M Dagnell	
8665/01/001	Mrs M Sedeno	
8666/01/001	Mrs M.L Demera	
8662/01/001	Mrs Maureen Elizabeth O'Shea	
8560/02/001	Mrs Mehrnaz Dagnell	
2326/01/002	Mrs Mollie Dagnell	
2326/01/001	Mrs Mollie Dagnell	
8668/01/001	Mrs P Hogan	
8675/01/001	Mrs P Stocks	
8671/01/001	Mrs P. J. Malins	
8674/01/001	Mrs Patricia D Jone	
8528/01/001	Mrs Pauline Downs	
8676/01/001	Mrs Rosamund M Mash	
8679/01/001	Mrs S Larcombe	
8680/01/001	Mrs Shankor Rupan	
8678/01/001	Mrs Sharmila Jegmogan	
7473/02/001	Mrs Sonja Hawkins	
8273/02/001	Mrs Susan I Toomey	
8682/01/001	Mrs V Prigg	
2211/01/001	Mrs Valerie Chadwick	

Ref_Number	Name_of_Representor	Company_or_Organisation
8681/01/001	Mrs Virginia Gilmour	
8683/01/001	Mrs Wendy Gilbert	
8580/01/001	Ms Abigail Pennells	
8692/01/001	Ms Ahila Rupan	
8581/01/001	Ms Anela Topalovic	
8686/01/001	Ms Angela Archer	
8575/01/001	Ms Anita Chagger	
8688/01/001	Ms Ann Walker	
8690/01/001	Ms Anne Ward	
8576/01/001	Ms Arianna Lucia	
8577/01/001	Ms Averil Morris	
8689/01/001	Ms Caroline Handley	
8693/01/001	Ms Diane Chagger	
8694/01/001	Ms Eileen Moss	
8695/01/001	Ms Felicity Abbott	
4792/01/001	Ms H Else	
8697/01/001	Ms Harriet Jupp	
8696/01/001	Ms Hilda Christine Holland	
8672/01/001	Ms Irene Lakhini	
4800/01/001	Ms J Bishop	
4804/01/001	Ms J Lloyd	
4797/01/001	Ms J Myring	
4799/01/001	Ms J Wagner	
4796/01/001	Ms J Watty	
8698/01/001	Ms Jean Bush	
8702/01/001	Ms K Kennedy	
4808/01/001	Ms K Norris	
8703/01/001	Ms Katie McCarthy	
8701/01/001	Ms Kim Conway	



Ref_Number	Name_of_Representor	Company_or_Organisation
8700/01/001	Ms Kristen Adams	
4806/01/001	Ms L Chapman	
4842/01/001	Ms L Lucivero	
4807/01/001	Ms L maskell	
8708/01/001	Ms L Prigg	
8711/01/001	Ms Laura Pennells	
8705/01/001	Ms Lesley J Webster	
8704/01/001	Ms Lisa O'Brien	
8710/01/001	Ms Lynda Kay Pennells	
4809/01/001	Ms M Irvine	
4812/01/001	Ms M Punjani	
8707/01/001	Ms Marget Fraser	
8709/01/001	Ms Marien E Brooks	
8691/01/001	Ms Mary Ward	
8706/01/001	Ms Miranda Ann Beard	
4824/01/001	Ms R Adams	
4826/01/001	Ms R Khatri	
8684/01/001	Ms S F Saberi	
8677/01/001	Ms S Harris	
4840/01/001	Ms S Lenzan	
8648/01/001	Ms S P Chatfield	
8673/01/001	Ms Sandra Ellis	
8641/01/001	Ms Sandra Kennedy	
8712/01/001	Ms Sara Bobowicz	
8631/01/001	Ms Sarah D'Arcy	
8687/01/001	Ms Shelley Baker	
8646/01/001	Ms Sherralyn Squires	
8568/01/001	Ms Shirley Duggan	
8651/01/001	Ms Shirley Pettewer	

Ref_Number	Name_of_Representor	Company_or_Organisation
8566/01/001	Ms Smita Shah	
8685/01/001	Ms Sonia A Burt	
8640/01/001	Ms Susan Jupp	
8643/01/001	Ms Susan Stremos	
8574/01/001	Ms Suzi Whittle	
4845/01/001	Ms T Addison	
4833/01/001	Ms V Carney	
4839/01/001	Ms V Little	
8579/01/001	Ms Vanessa Miall	
8563/01/001	Ms Wendy Cleaton-Fraser	
8569/01/001	Ms Yvonne Butler	
2121/01/001	Neal & Diane Grimes	
2095/01/001	P. M Patel	
1775/01/001	Prof Christina J Preston	
8565/01/001	Professor Paul Robson	
2142/01/002	R Dos Santos	
2148/01/002	R Drennan	
2873/01/001	Richard and Jane Mash	
2216/01/001	S Bartlett	
8571/01/001	SA & SD Re	
2080/01/001	Sally Prasad	
8564/01/001	Scordellis & Taylor The Scordellis & Taylor Family	
1780/01/001	Tony and Sue Tucker	

Ref\_Number

Name\_of\_Representor

Company\_or\_Organisation

**\_Standard rep 6**

7126/02/001	Amanda Norman
7010/02/001	Ann Carpenter
7076/02/001	B McLean
3119/02/001	Bindhu Pillai
1857/03/001	Christian Lewis
1779/03/001	Christine Wells
3076/02/001	Claire Hunt
3076/05/006	Claire Hunt
1684/04/001	Colin Ward
3019/02/001	Joanna Hinkley
4562/02/001	Lindsey Hinds
6415/03/001	Lynn Jones
2560/02/001	M.K White
7474/01/001	Miss Binny Prabhakar
6509/02/001	Miss Christabel Nazareth
6486/02/001	Miss E Black
6514/02/001	Miss Emily Williams
6518/02/001	Miss Julie Morris
2558/03/001	Miss Margaret A Williams
6524/02/001	Miss Shanice Morris
6527/02/001	Miss Susan Ridenton
6517/02/001	Mr & Miss Mark & Gillian Tills & Teasdale
7123/02/001	Mr & Mrs Angus & Janet MacKinnon
7639/01/001	Mr & Mrs B & S O'Shaughnessy
7499/01/001	Mr & Mrs Barry & P Bruce
7485/01/001	Mr & Mrs Billinghamurst
7496/01/001	Mr & Mrs Boyd

Ref_Number	Name_of_Representor	Company_or_Organisation
7655/01/001	Mr & Mrs Bryan & Linda Ross	
7503/01/001	Mr & Mrs Cahill	
7637/01/001	Mr & Mrs Charles & Judy Noble	
3404/04/001	Mr & Mrs Cyril Nazareth	
7682/01/001	Mr & Mrs D J & J J Woodhouse	
7484/01/001	Mr & Mrs David & Margaret Bartlett	
7656/01/001	Mr & Mrs David & Margaret Saunders	
7651/01/001	Mr & Mrs Derek & Jean Reynolds	
7613/01/001	Mr & Mrs Douglas & Karen Fletcher	
2947/03/001	Mr & Mrs F & G Economides	
6720/02/001	Mr & Mrs F Perry	
3901/02/002	Mr & Mrs Frederick Banjo	
7634/01/001	Mr & Mrs Graham & rebecca Newnham	
7511/01/001	Mr & Mrs Henry & Barbara Field	
7677/01/001	Mr & Mrs John & Linda Stephenson	
7646/01/001	Mr & Mrs John & Sue Read	
7488/01/001	Mr & Mrs John & Vera Bolding	
7488/02/001	Mr & Mrs John & Vera Bolding	
7657/01/001	Mr & Mrs Keith & Verna Sayers	
6559/02/001	Mr & Mrs M Spence	
7625/01/001	Mr & Mrs Malcolm & Beth Holmes	
7630/01/001	Mr & Mrs N Patel	
7643/01/001	Mr & Mrs P Foley	
3926/04/001	Mr & Mrs Peter & Brenda Mullings	
7505/01/001	Mr & Mrs R Cheung	
7644/01/001	Mr & Mrs Rajabali	
7680/01/001	Mr & Mrs T & C Browne	
7190/03/001	Mr & Ms Adam & Victoria Brocking & Fisher	
7941/01/001	Mr & Ms Surya & Ruma Mantha & Mahadalker	

Ref_Number	Name_of_Representor	Company_or_Organisation
6498/02/001	Mr A E Jenkinson	
1706/02/001	Mr Adam Andrews	JJ Global
7690/01/001	Mr Ahmad Asfahan	
7708/01/001	Mr Alan Jeffrey	
6580/02/001	Mr Alasdair James	
7687/01/001	Mr Alex Arbisman	
7707/01/001	Mr Alfie Jeffrey	
7712/01/001	Mr Amul Patel	
7711/01/001	Mr Annal Mohakir	
6588/02/001	Mr Ashok Pillai	
6456/03/001	Mr B Goberdhan	
4235/02/001	Mr Bernard White	
7714/01/001	Mr Bhaskaqrai Patel	
7713/01/001	Mr Bhasker Patel	
6409/02/001	Mr Brian Charles Small	
7731/01/001	Mr C Wicks	
7729/01/001	Mr Carl Christian Nielsen	
6601/02/001	Mr Claus Groth-Andersen	
4701/01/001	Mr Colin Pereira	
3381/03/001	Mr Daniel James	
6628/02/001	Mr David Bennett	
1692/02/001	Mr David Cox	
6634/02/001	Mr David Crossland	
6645/02/001	Mr David Gunning	
7743/01/001	Mr David Jenner	
6654/02/001	Mr David Nunes	
6677/02/001	Mr E J Greenfield	
7747/01/001	Mr Edwin Gomes	
6687/02/001	Mr Ethan Purcell	

Ref_Number	Name_of_Representor	Company_or_Organisation
6684/02/001	Mr Evren Halil	
7770/01/001	Mr Filippo Piccolino	
7765/01/001	Mr Frank Mothersole	
6723/02/001	Mr G Butac	
7779/01/001	Mr G Hewish	
6683/02/001	Mr Gary Abbott	
6721/02/001	Mr George Beechey	
6934/03/001	Mr Graham Murphy	
6751/02/001	Mr Henry Man	
7782/01/001	Mr Ian Buckler	
6759/03/001	Mr Ian Kibble	
3498/04/001	Mr Ian Marsh	
7783/01/001	Mr Ian Paterson	
7795/01/001	Mr J Clark	
6816/02/001	Mr J Cox	
6816/03/001	Mr J Cox	
2165/03/001	Mr J G Warlow	
6829/02/001	Mr J Holderness	
6831/02/001	Mr J Hopkins	
7797/01/001	Mr J Saggat	
7794/01/001	Mr Jack Burke	
5649/03/001	Mr James Milmo	
6795/02/001	Mr Jared Blundell	
6413/03/001	Mr Jason Burke	
3506/05/001	Mr John Albert	
2569/03/001	Mr John Booroff	
6457/02/001	Mr John Bowman	
6797/02/001	Mr John Boyd	
6821/02/001	Mr John Fitzgibbon	

Ref_Number	Name_of_Representor	Company_or_Organisation
7796/01/001	Mr John Kerbel	
6809/02/001	Mr John Maslen	
3355/03/001	Mr John Mullis	
6872/02/001	Mr John To	
6459/02/001	Mr K Anderson	
7799/01/001	Mr K Rajasegaran	
4296/02/001	Mr K Simmonds	
2573/02/001	Mr Keith Harris	
6885/02/001	Mr Ken J McKelvey	
7798/01/001	Mr Kevin Murphy	
3582/03/001	Mr Leeroy Purcell	
7800/01/001	Mr Leon Titus	
7801/01/001	Mr Lesley G Wilson	
2031/02/001	Mr M Bishop	
7805/01/001	Mr Mark David Hodson	
3546/03/001	Mr Mark Hawkins	
6929/02/001	Mr Mark Thomas	
7804/01/001	Mr Martin Hewitt	
7802/01/001	Mr Michael Burke	
7803/01/001	Mr Michael Denny	
6502/02/001	Mr Michael G Hancock	
1272/01/001	Mr Michael Hewish	Shirley Oaks Management Limited
7780/01/001	Mr Mike Harding	
7807/01/001	Mr Nathan Asmoucha	
6935/02/001	Mr Naveeda Anwar	
7809/01/001	Mr Neil Peirce	
7811/01/001	Mr Neil Williams	
6828/02/001	Mr P F Robinson	
6968/02/001	Mr P Hughes	

Ref_Number	Name_of_Representor	Company_or_Organisation
7826/01/001	Mr P Kyriacou	
7827/01/001	Mr P McLoughlin	
5950/03/001	Mr P W Groom	
6467/02/001	Mr Paul Vernon	
6962/02/001	Mr Peter Fillingham	
7825/01/001	Mr Peter Holway	
6823/02/001	Mr Philip Carpenter	
7816/05/001	Mr Philip Ebert	
7816/04/001	Mr Philip Ebert	
7816/03/001	Mr Philip Ebert	
7816/02/001	Mr Philip Ebert	
7816/01/001	Mr Philip Ebert	
7813/01/001	Mr Phillip Bocarro	
7828/01/001	Mr Pirkko Pessi Booroff	
7829/01/001	Mr R Buckler	
2351/02/001	Mr R D Costar	
7830/01/001	Mr R Elvin	
6987/02/001	Mr R Honywood	
6988/02/001	Mr R Hurford	
6992/02/001	Mr R K Alderson	
7265/02/001	Mr R Muralidaran	
6856/02/001	Mr Ron Pizzey	
4288/01/001	Mr Ronan Gleeson	
2924/02/001	Mr Roohi F Khan	
6986/02/001	Mr Roy Endersby	
7831/01/001	Mr Russell Tree	
7834/01/001	Mr S Houlden	
6709/02/001	Mr S Lockett	
7832/01/001	Mr S M Roke	



Ref_Number	Name_of_Representor	Company_or_Organisation
7835/01/001	Mr S Shah	
7836/01/001	Mr Simon Whitehead	
7833/01/001	Mr Stephen Hopkins	
7781/01/001	Mr Steven & Andrew Hartwell & Curtis	
6701/02/001	Mr T Burke	
6864/02/001	Mr Terence Figgess	
6727/02/001	Mr Terry Carpenter	
7071/02/001	Mr Tomasz Nogal	
7072/02/001	Mr Tony To	
7837/01/001	Mr Trevor Figgess	
7083/02/001	Mr Tzy-Tau Wey	
7847/01/001	Mr Varun Rao	
4483/02/001	Mr Wayne Brennan	
3480/03/001	Mr Wei Chang Yip	
6769/02/001	Mr William Postans	
2225/02/001	Mr William Wright	
7101/02/001	Mr Zain Anwar	
2885/02/001	Mrs Anita Pepper	
7364/02/001	Mrs Barbara White	
7859/01/001	Mrs Bhavna Patel	
7862/01/001	Mrs Brenda Simmonds	
7102/02/001	Mrs Carol Boyd	
2948/04/001	Mrs Carolyn Dare	
1690/04/001	Mrs Christine Clark	
7871/01/001	Mrs Claudia Cox	
7874/01/001	Mrs Dapline Carter	
1685/03/001	Mrs Dawn Keech	
6185/02/001	Mrs Deborah Banjo	
7104/02/001	Mrs Deborah White	

Ref_Number	Name_of_Representor	Company_or_Organisation
6047/04/001	Mrs Elaine Connor	
7105/02/001	Mrs Elaine Day	
2032/02/001	Mrs Elizabeth Thomas	
7888/01/001	Mrs Francine Murphy	
3950/02/001	Mrs G Penn	
7108/02/001	Mrs H Griffiths	
7057/02/001	Mrs J Abbott	
6774/02/001	Mrs J F Hudson	
5551/02/001	Mrs J Payne	
6247/03/001	Mrs J Warner-Chandler	
2969/05/001	Mrs Janet Hills	
7109/03/001	Mrs Jean Ghagan	
7898/01/001	Mrs K B Patel	
7901/01/001	Mrs Kapila Patel	
6777/02/001	Mrs Karen Cawley	
6702/02/001	Mrs L Edwards	
4593/02/001	Mrs Laura Tang	
2035/02/001	Mrs Lorraine Cox	
7137/02/001	Mrs M B Johnson	
6907/02/001	Mrs M Jenkinson	
3593/02/001	Mrs Margaret Hawkins	
7147/02/001	Mrs Margaret West	
7904/01/001	Mrs Michele Pereira DeSouza	
7917/01/001	Mrs N Y M Suitittong	
7916/01/001	Mrs Nicky Peirce	
6705/02/001	Mrs Pamela Elizabeth Farrow	
2681/03/001	Mrs Patricia Harding	
7919/02/001	Mrs Sam Willcox	
7919/01/001	Mrs Sam Willcox	

Ref_Number	Name_of_Representor	Company_or_Organisation
7008/03/001	Mrs Sandra Hurford	
8034/01/001	Mrs Sue Cook	
2230/03/001	Mrs Sylvia Moore	
7175/02/001	Mrs Vera Stanley	
7921/01/001	Ms Andrea Day	
7011/02/001	Ms Ann Greenfield	
7922/01/001	Ms Ann Justile-Carey	
7178/02/001	Ms Ayesha Anwar	
7923/01/001	Ms Baileau Costello	
7924/01/001	Ms Brij Patel	
3472/04/001	Ms Caroline Elizabeth Joyce	
7925/01/001	Ms Charmaine Bourton	
7926/01/001	Ms Cherie Nazareth	
7933/01/001	Ms Donna Gomes	
7935/01/001	Ms Emma Brookes	
7938/01/001	Ms Franca Piccolino	
4366/02/001	Ms Gemma Sturgeon	
3517/02/001	Ms Geraldine Pyatt	
7942/01/001	Ms Glynis Jones	
1818/03/001	Ms Hazel Jordan	
7192/02/001	Ms Hazel Wood	
7191/02/001	Ms Hina Khwaja	
7947/01/001	Ms Jacqueline Buckler	
7949/01/001	Ms Jean Davis	
3733/02/001	Ms Jennifer Addis	
6761/03/001	Ms Jennifer Tapping	
7197/02/001	Ms Joanne Groom	
7955/01/001	Ms Julia Patten	
7082/03/001	Ms Julie Knight	

Ref_Number	Name_of_Representor	Company_or_Organisation
4364/02/001	Ms Juliet Costello	
7248/02/001	Ms June Pacey	
7022/02/001	Ms Karen Doherty	
6889/02/001	Ms Karen Gomes	
7983/01/001	Ms Karen Jeffrey	
7989/01/001	Ms Katharina Tree	
7986/01/001	Ms Kellie Muir	
7992/01/001	Ms L Bovill	
6501/02/001	Ms Linda Figgess	
6916/02/001	Ms Linda Harding	
8017/01/001	Ms Linda Nicholas	
8018/01/001	Ms Linda Osmand	
7993/01/001	Ms Lisa Buckler	
7936/01/001	Ms Liz Davies	
8006/01/001	Ms Lorraine Man	
7238/02/001	Ms Lucy James	
8029/01/001	Ms Margaret Gibson	
7241/02/001	Ms Margit Bowman	
6342/02/001	Ms Marian Jones	
8030/01/001	Ms Maureen Milmoie	
8025/01/001	Ms May Asfahani	
8031/01/001	Ms Mollie Reeves	
2585/03/001	Ms Rachel James	
2665/02/001	Ms S Mawaziny	
8032/01/001	Ms Salwa Hilu Abdo	
7251/02/001	Ms Sandy Peters	
6426/02/001	Ms Shannon Spindlow	
8033/01/001	Ms Sue Entwistle	
0850/01/001	Ms Sue Hunt	

Ref_Number	Name_of_Representor	Company_or_Organisation
8035/01/001	Ms Sugunan Purusholthaman	
2310/02/001	Ms Susan A Costar	
8036/01/001	Ms Wendy Smith	
7028/02/001	Naomi Purcell	
6474/02/001	Natalie Payne	
6422/02/001	Patricia Ann Reid	
4284/01/001	Pauline Whalley	
1835/02/001	Peter Docherty	
2130/03/001	R. J Harris	
7142/02/001	Rev D Paul	
6939/02/001	Rosemary Whiting	
6663/02/001	Ruby West	
7483/01/001	Russell & Kyproulla Adair	
6270/03/001	Sara Wardle	
6428/03/001	Sheena Shah	
6998/02/001	Soon Swee Tye	
6670/02/001	Veena Pillai	
7047/02/001	Vynesh Pillai	
4372/02/001	W.P Mahon	
6567/02/001	Wendy Honeywood	
6950/02/001	Zaina Purcell	

Ref\_Number

Name\_of\_Representor

Company\_or\_Organisation

**\_Standard rep 9**

6314/02/001	Barbara Dennis
3198/01/001	Christine Staton
4704/01/001	Dawn Barrett
4705/01/001	Hiten Patel
6780/01/001	L A Guthrie
6770/01/001	Malcolm Staton
4706/01/001	Mary Ward
4710/01/001	Mr & Mrs Connell
4703/01/001	Mr & Mrs Eck
4707/01/001	Mr & Mrs Wheddon
3177/01/001	Mr A Grafham
3195/01/001	Mr A Hardy
3183/01/001	Mr A V Winchester
3174/01/001	Mr and Mrs A Pring
3213/01/001	Mr and Mrs A.C Smith
3207/01/001	Mr and Mrs Beresford
3210/01/001	Mr and Mrs D Flahive
3175/01/001	Mr and Mrs Ferguson
6735/01/001	Mr and Mrs G Marder
6743/01/001	Mr and Mrs H J Woolcock
6734/01/001	Mr and Mrs K J Davis
1877/02/001	Mr and Mrs Learner
3176/01/001	Mr and Mrs Lunn
6739/01/001	Mr and Mrs Masters
3178/01/001	Mr and Mrs Wellman
3179/01/001	Mr C E Dear
5509/02/001	Mr Cleveland Deroche

Ref_Number	Name_of_Representor	Company_or_Organisation
6772/01/001	Mr D Rixson	
1965/02/001	Mr Eric Knowler	
6765/01/001	Mr G Gordon	
1938/03/001	Mr George Howard	
3194/01/001	Mr M T Ward	
3211/01/001	Mr R.H Day	
3189/01/001	Mr S Holliman	
4708/01/001	Mr Steve Barrett	
6767/01/001	Mrs A Photiou	
3200/01/001	Mrs B Burkin	
3203/01/001	Mrs P Hardy	
6775/01/001	Mrs Paulette Devoche	
3205/01/001	Mrs R Merson	
3212/01/001	Mrs S Smith	
3196/01/001	Mrs Sue Winter	
3187/01/001	Ms Ernestina Prempett	
2087/02/001	Phillipa Howard	
5566/02/001	Rosanne Hammond	
6783/01/001	Ruan De Silva	
2076/02/001	Sally Knowler	
4709/01/001	Sony Nair	
4711/01/001	Vivienne Windheuser	

## Standard Rep 2

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
/SP7 (Table 6.1)/O	Object		CLP1.1 – Strategic Policies (Partial Review) (Preferred and Alternative Options)	6 A Place with a Sustainable Future	SP7 (Table 6.1) Land at Shirley Oaks	Object to the de-designation of Metropolitan Open Land around Shirley Oaks Village		Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for these areas.

## Standard Rep 3

This representation was not duly made as it contained derogatory language about Gypsies and Travellers, specific ethnic groups protected by the Equalities Act 2010.

## Standard Rep 5

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
/SP7 (Table 6.1)/O	Object	Soundness – Justified	CLP1.1 – Strategic Policies (Partial Review) (Preferred and Alternative Options)	6 A Place with a Sustainable Future	SP7 (Table 6.1) Croham Hurst	<p>I am writing to object to:</p> <p><b>1. The de-designation of:</b></p> <ul style="list-style-type: none"> <li>Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation</li> </ul> <p>as the de-designation of the site would not comply with Policy SP7.2 and protection of the green grid.</p>		No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.



## Standard Rep 5A

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
/SP7 (Table 6.1)/O	Object	Soundness – Justified	CLP1.1 – Strategic Policies (Partial Review) (Preferred and Alternative Options)	6 A Place with a Sustainable Future	SP7 (Table 6.1) Croham Hurst	<p>I am writing to object to:</p> <p><b>1. The de-designation of:</b></p> <ul style="list-style-type: none"> <li>Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation</li> </ul> <p>as the de-designation of the site would not comply with Policy SP7.2 and protection of the green grid.</p>		No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
/SP4 (Table 5.1)/O	Object	Soundness – Justified	CLP1.1 – Strategic Policies (Partial Review) (Preferred and Alternative Options)	5 A Place to Belong	SP4 (Table 5.1)	<p>I am writing to object to:</p> <p>4.The loss of Local Area of Special Character protection for West Hill, Dornton Road, Campden Road and Spencer Road, as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13.</p>		Change	The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
									base pages which support the Croydon Local Plan

### Standard Rep 6

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
/SP7 (Table 6.1)/O	Object		CLP1.1 – Strategic Policies (Partial Review) (Preferred and Alternative Options)	6 A Place with a Sustainable Future	SP7 (Table 6.1) Land at Shirley Oaks	<p>I wish to object to the proposed changes to the Policies Map and the designation in respect of land at Shirley Oaks (please see policy SP7: Green Grid on page 68) and in particular the proposed de-designation of Metropolitan Open Land which is stated not to meet the criteria for designation. I object on the following grounds:</p> <ol style="list-style-type: none"> <li>The proposed amendment is not justified. Part 3Db regarding Metropolitan Open Land (MOL) from the London Plan sets out the criteria that land designated as MOL should satisfy. Only one of the criteria needs to be satisfied to fall within the MOL definition. The land identified on page 68 of the proposed changes to policy SP7 is land that satisfies three of four criteria in that it: <ol style="list-style-type: none"> <li>Includes open air facilities, especially for leisure recreation which serves a significant part of London;</li> <li>The land contains features of recreational value at a metropolitan level; and</li> <li>The land forms part of the Shirley Green chain.</li> </ol> </li> <li>It is noted the text on page 68 in relation to Policy SP7 states “A review of Metropolitan Open Land has identified that the area set out on the map below does not meet the criteria for designation as Metropolitan Open Land and so it is proposed for de-designation. Much of the area will either be re-designated as local green space or consist of statutorily protected allotments”.</li> <li>First, it is submitted that the use of approximately one half of the MOL as statutory allotments falls within the criteria identified above from the London Plan. Secondly, the remaining area of approximately one half of the MOL is owned by a company known as Shirley Oaks Management Limited (Company). There are over 480 shareholders of which I am one.</li> <li>The Company is responsible for the maintenance of the land. In September 1994 the Company commissioned a survey of the land to ensure that flora and fauna protection was enhanced. As part of that survey, mature trees including “superb old oaks” were identified and cited as evidence of</li> </ol>	Q	Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for these areas.

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
						<p>formal parkland planting in the 18th or 19th centuries and were linked to the origin of the name "Shirley Oaks". Recommendations were made in the report and the management of the land changed accordingly. The result of that ongoing management is an enriched diversity of flora and fauna. The land therefore falls within criteria of MOL land referred to above. Thirdly, it is apparent that of the remaining MOL which is proposed for de-designation, the vast majority is designated for potential housing and not re-designation as local green space. Only Shirley Oaks Playing Field is identified for such designation, see Lvi on page 144 in respect of Policy DM24. The National Planning Policy Framework (NPPF) at paragraphs 76, 77, 78 refer to "local green space" (LOS). Paragraph 77 of the NPPF sets out when the LGS designation should be used:</p> <ul style="list-style-type: none"> <li>• "where the green space is in reasonably close proximity to the community it serves;</li> <li>• where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</li> <li>• where the green area concerned is local in character and is not an extensive tract of land".</li> </ul> <p>The primary objection is against de-designation and that the designation of MOL should continue and that classification protect the land from all proposed development. The secondary objection is that in the event the MOL de-designation were pursued, all the MOL should then fall to be classified as LGS.</p>			

### Standard Rep 9

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
/SP7 (Table 6.1)/O	Object		CLP1.1 – Strategic Policies (Partial Review) (Preferred and Alternative Options)	6 A Place with a Sustainable Future	SP7 (Table 6.1) Land at Shirley Oaks	I object to the de-designation of Metropolitan Open Land in the vicinity of Shirley Oaks Road and Shirley Oaks Village. The land should be at least designated as Local Green Space, for its protection from development. This open space provides a green corridor between Shirley Oaks and the surrounding areas, and should be retained in its present form.		Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
									appropriate designation for these areas.

### Standard Rep 11

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
/SP7 (Table 6.1)/O	Object		CLP1.1 – Strategic Policies (Partial Review) (Preferred and Alternative Options)	6 A Place with a Sustainable Future	SP7 (Table 6.1) Croham Hurst	Croham Hurst Woods, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation, are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7.2 of the Strategic Plan (p55 of Polices Map).		No change	Croham Hurst is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.
/SP7 (Table 6.1)/O	Object		CLP1.1 – Strategic Policies (Partial Review) (Preferred and Alternative Options)	6 A Place with a Sustainable Future	SP7 (Table 6.1) Sanderstead Plantation	Sanderstead Plantation is also being downgraded from Green Belt to Metropolitan Open Land. I object strongly to all these downgrades, which show a cynical disregard for conservation efforts.		No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
/SP4 (Table 5.1)/O	Object	Soundness – Justified	CLP1.1 – Strategic Policies (Partial Review) (Preferred and Alternative Options)	5 A Place to Belong	SP4 (Table 5.1)	The loss of Local Area of Special Character protection for many roads such as West Hill, Campden and Spencer Roads, the Woodcote Estate and Hartley Farm will open these roads up to inappropriate development.	Roads such as Oakwood Avenue in Purley should also be included as new Local Heritage Areas.	Change	The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
									Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan

### Standard Rep 12

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
/SP4 (Table 5.1)/O	Object	Soundness – Justified	CLP1.1 – Strategic Policies (Partial Review) (Preferred and Alternative Options)	5 A Place to Belong	SP4 (Table 5.1)	<p>I am writing to register my disappointment and objection to your having rejected our proposal for LHA/LASC status for Oakwood Avenue. As you know, this longstanding proposal has the unanimous support of all Residents, local Councillors, MP and Residents Association.</p> <p>Your stated reason for rejection is that character is already protected by current policies, including particularly those categorising particular areas. This is wrong because the designated area containing Oakwood Avenue also contains adjacent streets which have garden infills, including closes. Oakwood Avenue is the only remaining road in this part of Purley to consist entirely of substantial detached houses on large plots with no such infills. This broad designation therefore provides no protection against such infills, a matter now of increased concern in the light of the proposed weakening of garden development policy under DM2 to which I also object.</p> <p>You also cite reasons for rejection as overly large I</p>		Change	The objection has been noted, however not substantiated in planning terms. No new evidence was presented to demonstrate how the listed areas meet Local Heritage Area designation criteria. The Council notes that the Campden Road and Spencer Road area meets designation criteria but was excluded from Local Heritage Area designation on the basis that current status of Locally Listed Buildings would secure sufficient recognition and protection of the key heritage assets. Based on the supporting information from the Conservation Officer, Campden and Spencer Road will be recommended for the Local

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
						inappropriately scaled extensions, infill buildings of inappropriate scale and siting, insensitive window replacements, fragmented tree line and loss of front garden boundaries. These are very minor, isolated and contentious (there are no infills!) points of detail when set against the major and predominant features set out in our very detailed proposal — addressing and meeting each of the LASC/LHA criteria. I would respectfully suggest that you have the balance wrong here and that our proposal should be reconsidered in a favourable light.			Heritage Area designation. It is worth highlighting that St Helen's Road area was recommended for the Local Heritage Area designation with slightly modified boundaries as London Road (Norbury). Chalfont Road became part of the South Norwood Conservation Area in 2007. The complete Local Heritage Area review is available on the Council's website on the evidence base pages which support the Croydon Local Plan

### Standard Rep 13

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
/SP7 (Table 6.1)/O	Object	Soundness – Justified	CLP1.1 – Strategic Policies (Partial Review) (Preferred and Alternative Options)	6 A Place with a Sustainable Future	SP7 (Table 6.1) Land at Shirley Oaks	I object to the decision to de-designate the Metropolitan Open Land for the use of residential development for the following reason: <ol style="list-style-type: none"> <li>1. It would result in the loss of a vital green corridor between Shirley Oaks and surrounding area. It will completely change the character of the area.</li> <li>2. The present and immediate road infrastructure does not and will not cope with additional traffic.</li> <li>3. Disturbance to and loss of wildlife (there is evidence of badger sets in these locations).</li> <li>4. Increased environmental pollution.</li> </ol>		Change	The area as a whole does not meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for these areas.

### Standard Rep 17

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
/Non-specific/C	Comment		CLP1.1 – Strategic Policies (Partial Review) (Preferred and Alternative Options)			There is much in the document that I agree with, but some of the proposals would, in my opinion, change the character of parts of Croydon very much for the worst.		No change	The comment is noted.
/SP7 (Table	Object		CLP1.1 –	6 A Place with a	SP7 (Table	Object to the de-designation of Metropolitan Open Land		Change	The area as a whole does not

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
6.1)/O			Strategic Policies (Partial Review) (Preferred and Alternative Options)	Sustainable Future	6.1) Land at Shirley Oaks	around Shirley Oaks Village			meet the criteria for Metropolitan Open Land and will continue to be de-designated although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field & wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for these areas.

### Standard Rep 18

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
/SP7 (Table 6.1)/O	Object	Soundness – Justified	CLP1.1 – Strategic Policies (Partial Review) (Preferred and Alternative Options)	6 A Place with a Sustainable Future	SP7 (Table 6.1) Sanderstead Plantation	<p>We are writing regarding the proposed re-designation of Sanderstead Plantation from Metropolitan Green Belt to Local Green Space.</p> <p>We have concerns over this re-designation and would like confirmation that the site will be protected from future development, due to the following, as stated in your Open Space Needs Assessment Document:</p> <p style="padding-left: 40px;">Close proximity to the community it serves, a special tranquil area, natural open space, site of nature conservation, local in character and easily accessible to the public.</p> <p>As an active group of conservation volunteers, we have maintained Sanderstead Plantation for in excess of 16 years and have achieved regeneration and improved the Plantation's biodiversity and amenity value as a resource for the local community.</p> <p>We believe the current designation meets the requirement of this site and therefore can see no purpose in degrading its status thus losing the existing protection of a valuable public resource.</p> <p>We therefore object to these proposals as this also does not comply with Policy 5P7 and protection of the Green Grid.</p>		No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it is surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

## Appendix 4

### A summary of the main comments received on CLP1.1 (Preferred and Alternative Options) consultation November 2015 and the Council's response and changes made to Croydon Local Plan: Strategic Policies – Partial Review (Proposed Submission)

Policy as in November 2015-	Summary of Comments	Summary of Council's response and changes made to Croydon Local Plan: Strategic Policies – Partial Review (Proposed Submission)
Over-arching comments	Comments about the complexity of the documents, their ease of use and the length of the consultation period.	<p>The consultation period complies with the Council's adopted Statement of Community Involvement which stipulates a period of 6 weeks.</p> <p>The Proposed Submission has included a table which lists the policies with have proposed changes in them in 'How to Use this document' and, where possible,</p> <p>The changes to text have been made clearer with removal of changes that are typing errors or titles updates.</p> <p>The proposed changes to the 16 Places are now clearly identified on maps in Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)</p>
Over-arching comments	Comments about the location of consultation events and public transport links relative to the Places they were intended to serve.	The location of events was selected with public transport in mind and availability of venues and staff resources.
Over-arching comments	The Home Builders Federation want the Council to approach Bromley about	Bromley were approached as part of this consultation on the Local Plan



Policy as in November 2015-	Summary of Comments	Summary of Council's response and changes made to Croydon Local Plan: Strategic Policies – Partial Review (Proposed Submission)
	get them to meet Croydon's unmet housing need.	regarding Croydon's unmet housing need
SP1 The Places of Croydon	The intensification associated with an increase to 1435 homes a year and the split of homes over through the Croydon Opportunity Area, sustainable growth of the suburbs and urban sites beyond the opportunity area should go ahead only after a thorough traffic impact and management assessment.	No change to policy but Policy SP8.4 of the Croydon Local Plan: Strategic Policies remains unchanged and requires major development proposals to be supported by transport assessments.
	Coulsdon has been removed from Policy SP1- The Places for Croydon as a primary area for growth. Given the emerging development at Cane Hill, and the need to continue the regeneration of the town centre, this appears to be an unsubstantiated omission. We believe it should be re-instated.	The areas of growth are identified by comparing the amount of homes to be developed in each of the 16 Places. Based on these calculations Coulsdon will provide a similar number of homes to Thornton Heath and it is therefore now identified in the policy alongside Thornton Heath as accommodating moderate residential growth, and not as an area of major growth/broad location.
SP2 Homes	<p>Mole Valley District Council stated it will probably be unable to help meet our unmet housing need but that Croydon should publish a Green Belt review to demonstrate that there is no Green Belt that no longer meets the purpose of Green Belt.</p> <p>Tandridge District Council also says that Croydon</p>	A Green Belt review has been carried out and will be published alongside the Proposed Submission draft of the Plan. All areas of Croydon's Metropolitan Green Belt bar those already identified in Policy SP6 meet at least one of the tests for designation as Metropolitan Green Belt and, therefore there is no additional capacity to be

Policy as in November 2015-	Summary of Comments	Summary of Council's response and changes made to Croydon Local Plan: Strategic Policies – Partial Review (Proposed Submission)
	<p>should publish a Green Belt review for the same reason.</p> <p>Unmet housing need should be re-distributed across London (comment made both by some London Boroughs and authorities outside London).</p> <p>Given shortfall of housing against need a Green Belt review should be undertaken.</p>	<p>found on Metropolitan Green Belt without its absolute de-designation in parts of the borough.</p>
	<p>Though the borough's proposed supply target (1,588 pa) exceeds that in the London Plan (1,435 pa) it is still significantly below the need identified in its SHMA (2,146 pa). The borough is advised to demonstrate how it will seek to close the gap between need and supply in accordance with London Plan Policy 3.3</p>	<p>No change to policy. The Local Plan has minimum housing target, which, in conjunction with draft Policy DM31 (of the Croydon Local Plan – Detailed Policies and Proposals) in the preferred and alternative options consultation seeks to increase and maintain supply of windfall housing developments across the borough in locations where previously development may not have taken place. However, it is not possible to accurately quantify the level of development from the sustainable growth of the suburbs so it is not represented in numeric terms in Policy SP2.2. The SHMA has been produced fully in compliance with the National Planning Policy Guidance on preparing SHMAs, which, it is noted,</p>

Policy as in November 2015-	Summary of Comments	Summary of Council's response and changes made to Croydon Local Plan: Strategic Policies – Partial Review (Proposed Submission)
		<p>only references backlog in terms of affordable housing need. Croydon's SHMA specifically includes the backlog of unmet affordable housing need and also considers, beyond what is required by the guidance, backlog of unmet overall housing need through the application of pre-recession household formation rates to future population projections.</p> <p>Note that the Council has met with other Councils under the Duty to Cooperate and work is ongoing.</p>
	<p>Policy needs to be clearer on types of affordable housing that will be provided on site.</p> <p>The insertion of a 50% target for affordable housing provision (SP2.4) is not considered a sustainable or viable position moving forward. A target at this level, if adopted, will create an onerous policy position, and a sense of uncertainty in the delivery of housing sites across the borough. Similarly, the proposed 75:25 ratio between affordable or social rent and intermediate low cost shared home ownership would, in most cases, are</p>	<p>Policy (SP2.4) revised to be clearer and key changes are:</p> <ul style="list-style-type: none"> <li>• abolition of annual review</li> <li>• new fixed lower 30% minimum requirement based on a development viability assessment</li> <li>• introduction of review mechanisms outside Croydon Opportunity Area if minimum requirement is not met but still with a requirement for some affordable housing on site</li> <li>• 60:40 ratio between affordable rent and intermediate with starter homes explicitly referred to as an intermediate</li> </ul>

Policy as in November 2015-	Summary of Comments	Summary of Council's response and changes made to Croydon Local Plan: Strategic Policies – Partial Review (Proposed Submission)
	<p>unviable for Registered Provider's particularly since the July budget announcement regarding rent reductions.</p> <p>Starter Homes – we recommend that the Council considers the implications of the Government's wish to provide Starter Homes on all sites. It may be in this case that the 10% intermediate provision could become the Starter Homes element.</p>	product.
	<p>The proposed change from a 60:40 ratio to 75:25 between affordable or social rent and intermediate low cost home ownership is not the most appropriate approach to meeting strategic housing needs since it would deter residential developers from investing in Croydon (due to the financial impact of the ratio change) which will ultimately detrimentally impact the delivery of affordable homes.</p>	<p>Policy changed- the ratio between affordable rent and intermediate housing will revert back to 60:40 as the proposed higher ratio is unlikely to be deliverable without significant grant for the affordable rent, which is unlikely to be available.</p>
SP2 Homes	<p>The preferred approach of reviewing the 'viability' of affordable housing provision inside the Opportunity Area every year, rather than every 3 years, would undermine the certainty that developers and investors need, and could undermine such investment and development in the</p>	<p>The review of the minimum requirement for affordable housing will be removed across the borough as there is no longer any evidence to support it as house prices have now risen beyond the highest point envisaged in the original Dynamic Viability Model. Instead a new fixed</p>

Policy as in November 2015-	Summary of Comments	Summary of Council's response and changes made to Croydon Local Plan: Strategic Policies – Partial Review (Proposed Submission)
	Opportunity Area going forward.	minimum requirement of 30% based on a development viability assessment will apply borough wide with the same flexibility that currently applies in the Croydon Opportunity Area.
SP2 Homes	A very significant increase in the "minimum requirement" of affordable housing is proposed increasing from 15% to 50% both outside and within the Croydon Opportunity Area. In our experience across London, the complexity and cost of town centre development means that it is extremely unlikely for this level of affordable housing to be viable in current market conditions. Within the Croydon Opportunity Area this level of affordable housing is considered to be unviable and if treated as an absolute "minimum requirement" will make proposals unviable and undeliverable which will undermine the strategic objectives for the area. It is considered that this "minimum" would have significant ramifications for large scale development which is a strategic objective of the Council and that this policy would stifle development. Such policy changes should be seen in the wider context of	Policy SP2.4 rewritten to reflect the evidence of the Local Plan viability report. A new lower, minimum requirement will apply across the borough with similar flexibility arrangements as currently apply to sites in the Croydon Opportunity Area being extended to District Centres and other sites in the borough.

Policy as in November 2015-	Summary of Comments	Summary of Council's response and changes made to Croydon Local Plan: Strategic Policies – Partial Review (Proposed Submission)
	<p>Government changes to buy to let policy which is rippling through the investment and market and is particularly relevant to Croydon. The change from 60:40 to 75:25 ratio between affordable or social rent and intermediate low cost home ownership will exacerbate this viability concern. It is unclear as to how the review mechanism will operate in respect to "policy flexibility". The draft policy states that a review mechanism will be agreed "if it is not viable to provide affordable housing on site, on a donor site or through a commuted sum". Clarity should be provided as to how this relates to the "minimum requirements".</p>	
SP2 Homes	<p>In a number of areas in the south of the borough such as Coulsdon there are already too many large properties of four and five bedrooms and a lack of smaller two and single bedroom houses and apartments. This is reflected in the number of older large properties that are now being converted into multiple occupancies. There is clearly a need for smaller properties for first time buyers and children of existing families to remain in the area. The area of Coulsdon has a population with higher average age</p>	<p>No change to policy as the policy sets out a minimum percentage of three bed homes on sites with ten or more dwellings to ensure there is an appropriate mix on larger sites. This policy is also supported by the Croydon Local Plan: Strategic Policies SP2: Homes, which seeks to achieve socially-balanced and inclusive communities, setting a target for 50% of all new homes up to 2036 to have three or more bedrooms. Policy DM1 in Croydon Local Plan: Detailed Policies and Proposals also seeks to</p>

Policy as in November 2015-	Summary of Comments	Summary of Council's response and changes made to Croydon Local Plan: Strategic Policies – Partial Review (Proposed Submission)
	than Croydon as a whole and is in need of smaller accommodation for older people to down size, together with the need to provide more property designed for retired people.	retain smaller units of less than 130m2 to ensure there is no loss of residential units that serve smaller households.
SP2 Homes	Numerous comments on the strategic policy on Gypsy and Traveller pitches asking for extra clauses about "impact on area".	These comments are not duly made as they are on policy that is not being consulted on for additional clauses.
SP3 Employment	Comments about the extent of the Office Retention Area (as the consultee wants their site removed from the area the Article 4 direction covers).	No change to policy as Policy SP3.13, Town Centres relates to the Office Retention Area rather than the Article 4 direction for the Croydon Opportunity Area and so this comment is not duly made.
SP4 Urban Design and Local Character	The following should be Local Heritage Areas Oakwood Avenue ,Stoats Nest Village and Whitgift Estate and the Woodcote Estate, West Hill, Dornton Road, Campden Road and Spencer Road and Hartley Farm area and Huntly and Sangly Road, Cheston Avenue, St. Helen's Road, St. Paul's Road, more of Pollards Hill, Ecclesbourne Road, Epsom Road, Chalfont Road, 15-55 Stanhope Road and Court Avenue.	Oakwood Avenue and Whitgift Estate, West Hill, Dornton Road, Hartley Farm, Huntley and Sangly Road, Cheston Avenue, St Paul's Road, Ecclesbourne Road and Epsom Road and more of Pollards Hill, and 15-55 Stanhope Road did not meet the criteria and reasons why are explained more fully in Consultation Log and the assessment evidence will be available on the Council's website for the publication of the Proposed Submission.

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		<p>The proposed Stoa Nest Homes for Heroes was examined against criteria and is now proposed for LHA designation.</p> <p>Campden and Spencer Road to be designated as LHA as they met criteria based on the supporting information from the Conservation Officer.</p> <p>Chalfont Road is already included in the South Norwood Conservation Area.</p> <p>St Helen's Road is now renamed as London Road (Norbury) and remains proposed as a LHA with some correction to the boundaries.</p> <p>Court Avenue to be partially included to Bradmore Green Conservation Area when this CA is reviewed. The part which does not meet criteria will be governed by general policies.</p>
SP4	Questioned the logic behind the decision for redefining the area for a Local Heritage Area at the Netherlands	Changes to the boundary of the existing LASC reflect on heritage significance of particular properties. No's 12-18 Woodplace Lane formed part of the original Dutch style estate designed by Dutch architect Wouter Hamdorff and therefore should be included in the designation area. Wilhelmina Avenue



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		contains later additions that were partly inspired but not designed or built by the Wouter Hamdorff.
SP4	Inglis Road proposed LHA includes Nicholson and Grant Roads and should be renamed to Addiscombe College Estate to reflect its heritage and as it is more than one road.	Renamed the proposed LHA as Addiscombe College Estate to reflect historical reference and that it is three roads, not one.
SP4	Views- suggested views from the top of Coombe Wood Hill/end of Ingleboro Drive, and from the 'Donkey Field' on Riddlesdown Drive of Croydon and London	These views were assessed but did not meet all the designation criteria. There is a full explanation in the Consultation Log and the assessment evidence will be available on the Council's website for the publication of the Proposed Submission.
SP4	Suggested views of the Town Centre, Croydon and Central London from Farthing Downs and Cane Hill	The view from Farthing Downs is included in the Local Plan as a Croydon Panorama (CP4) as this meets all the criteria. There is not a view proposed from Cane Hill, this was not identified from the previous consultation on the Detailed Policies in 2013 and as the site is under construction there is no public access available.
SP4	Views of the Downs and Happy Valley from local residential property should be protected.	Views from residential property do not meet the designation criteria. To meet the designation criteria the viewpoint must be in a publicly accessible

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		location in a major public area or the viewpoint is located in an area or on routes identified in Figure 5.1 Policy SP4 (Public Realm) map.
SP4	Cane Hill Water Tower and St Andrew's Church and Tower, Coulsdon Manor and the Fox and Tudor Rose public houses and the Whitgift Almshouses should be designated as Local Landmarks	Cane Hill Water Tower is already proposed as Local Designated Landmark. Coulsdon Manor, the Fox and the Rose Public House do not meet the criteria for designation as Local Designated Landmarks. St. Andrew's Church and the Whitgift Almshouses do meet the criteria and will be proposed as Local Designated Landmarks. There is a full explanation of the assessment in the Consultation Log and the assessment evidence will be available on the Council's website for the publication of the Proposed Submission.
SP4	There should be a view southward from Purley Way playing field up to the spire on the hill (St Thomas' Moore School).	The view southward from Purley Way playing fields does not meet all the designation criteria for a Croydon Panorama. There is a full explanation of the assessment in the Consultation Log and the assessment evidence will be available on the Council's website for the publication of the Proposed Submission
SP4	The view from the junction of Crown Hill and the High Street of Whitgift	The views of the Almshouses have been assessed and a view from

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	Almshouses should be protected from background clutter	Church Street of the Whitgift Almshouses meets the designation criteria for a Local Designated View
SP4	Protect the view of the Minster from Waddon Road and from Cromwell House.	The view from Waddon does not meet the criteria for designation, however there is a view from Roman Way near Cromwell House, from by the Fire Station that does meet the criteria for a Local Designated View and this will be included in the Proposed Submission. There is a full explanation of the assessment in the Consultation Log and the assessment evidence will be available on the Council's website for the publication of the Proposed Submission.
SP4	The views from Greenway Gardens towards Central London should be protected	The views do not meet the criteria for designation. There is a full explanation of the assessment in the Consultation Log and the assessment evidence will be available on the Council's website for the publication of the Proposed Submission
SP4	Objection to the de-designation of the New Addington to Addington Palace Local Designated View. This helps to protect the panorama from the high chalk ground at New Addington to the wooded hills arising up from Gravel	The Local Designated View was de-designated as it is not a unique view and a Croydon Panorama (Cp6) was identified that meets the criteria for designation and includes the view of Addington Palace and its surrounds

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	Hill and Addington Palace and helps to retain the landscape character of this part of Croydon.	
SP6 Environment and Climate Change	Policy SP6.3 should refer to the National Technical Standards to ensure the water efficiency target is conditioned as part of a planning approach and implemented through the Building Regulations	Policy SP3 refers to Technical Standards and now references Building Regulations Part G in the Proposed Submission.
SP7 Green Grid	<p>The Mayor welcomes the Borough's proposed continued protection and the consolidation of its Green Belt. When identifying land in the Green Belt for specific uses such as schools and gypsies and travellers sites the borough's approach is not currently considered to accord with the London Plan. To rectify this the Croydon would need to:</p> <ul style="list-style-type: none"> <li>- demonstrate that the sites selected effectively cause 'least harm' to the Green Belt in the terms and criteria set for release of Green Belt in the NPPF/NPPG</li> <li>- permit only the specified uses on the sites designated as Green Belt, open space and playing fields,</li> <li>- allocate the minimum site area necessary to provide the required educational facilities for these sites for the lifetime of the Plan, and,</li> <li>- explore the use of time limited de-designation to ensure that if these sites are not developed as schools</li> </ul>	The justification for the selection of these three sites for schools has been published. Once the school buildings are built the remainder of each of the sites will remain designated as Metropolitan Green Belt.

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	within the plan period the sites revert to their current protected designation of MOL, open space and playing fields.	
SP7	The Council should state explicitly the reasons behind any changes in designation to Green Belt or Metropolitan Open Land; the documentation presumes an understanding of the policy context and criteria	A Metropolitan Green Belt review has been carried out and will be published alongside the Proposed Submission draft of the Plan.
SP7	If the Council won't keep [land at Shirley Oaks] as MOL, it should at least designate it as Local Green Space so that it has some protection.	<p>The land at Shirley Oaks does not meet the criteria for Metropolitan Open Land and will continue to be de-designated, although the Peabody Close playing field, the allotments, the community garden at the Shirley Oaks Hospital, Shirley Oaks playing field &amp; wood, and land to the rear of Honeysuckle Gardens will be designated as Local Green Space instead providing the same level of protection as Metropolitan Open Land but a more appropriate designation for these areas.</p> <p>Whilst a green corridor does exist all the way from Wickham Road to Beckenham Cemetery, the green corridor justification for land being designated as Metropolitan Open Land can only apply in conjunction with one of the</p>

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		other three criteria, none of which the land at Shirley Oaks meets.
SP7	<p>Numerous objections to the re-designation of Croham Hurst, Purley Downs and Sanderstead Plantation and the de-designation of land at Shirley Oaks</p> <p>The Council should explicitly state the reasons behind any changes in designation to Green Belt or Metropolitan Open Land (regarding Sanderstead Plantation) and make clear why a designation has changed from one to the other, as this is not clearly understood by residents who have contacted us.</p>	<p>The designations to these spaces are proposed to be changed as they do not meet the criteria for designation as Metropolitan Green Belt. Croham Hurst and Purley Downs are important open spaces that require the same level of protection that their existing Metropolitan Green Belt designation affords them. As they are surrounded on all sides by built up area they are incorrectly designated as Metropolitan Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area), so they will be re-designated as Metropolitan Open Land which provides an identical level of protection but is a more appropriate designation for this area.</p> <p>Sanderstead Plantation is surrounded on all sides by built up area and is therefore incorrectly designated as Metropolitan Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area), so it will be re-designated as Local</p>

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		Green Space which provides an identical level of protection but is a more appropriate designation for this area.
SP7	The World of Golf site also does not meet criteria for designation as Metropolitan Open Land	All Metropolitan Green Belt and Metropolitan Open Land sites were reviewed, including World of Golf, and this site did not meet the criteria for de-designation.
SP7	TfL requests further discussions with the Council about the Green Belt boundaries in the Elmers End area. Although this is not included in the amended designation section, TfL would like to look at the options of changing the boundaries for this area to ensure it does not restrict the aspirations to provide a second platform or double tracking	The boundaries cannot be amended as no information has been submitted by Transport for London setting out their requirements for this site. In any case, local transport infrastructure which can demonstrate a requirement for a Metropolitan Green Belt location would be permitted, provided it preserves the openness of the Metropolitan Green Belt, as set out in paragraph 90 of the NPPF.
The Places of Croydon	Riddlesdown should be in one Place (not three as at present)	No change; however, the following changes were made to the text in order to reflect on the specific comment about Riddlesdown: (1) in Kenley and Old Coulsdon section to read: "11.95 Kenley and Old Coulsdon is a suburban area with green wooded hillsides (Dollypers Hill, Roydons

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		<p>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." and " 11.97 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." (2) in Sanderstead section to read: "11.127 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."</p>